File 7

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BOOK 6030 PAGE 531

IDENTIF. REFERENCE

APR 1 9 13 AM '83

REGISTER
DAVIDSON COUNTY, TN

Warranty Deed

From

JOSEPH T. HARTMAN, ET AL, TRUSTEES, ETC.

To

RONALD CLINARD and PATTY CLINARD, his wife

Date March 4, 1983

ADDRESS NEW OWNER:

RONALD CLINARD, et ux
3572 Albee Drive
Hermitage, Tenn. 37075

SEND TAX BILLS TO:

DOMINION BANCSHARES MTG. CORP.
9900 Main Street
Fairfax Square - #200
Fairfax, Virginia 22031

MAP/PARCEL NOS.
Map 86-10
Parcel 31
4 D 02001

This Instrument Prepared by Janet Kauffman Attorney
Commonwealth Land Title
8 Penn Center, Philadelphia, PA

WARRANTY DEED

BOOK 6030 PAGE 532

THIS INDENTURE, made this 4th day of March, A. D., 19 83, **between** JOSEPH T. HARTMAN, TERRELL R. JOHNSON, WILLIAM G. ANDERSON, GEORGE J. EGNER and FRANCIS X. HOWARD, Trustees under Declaration of Trust dated July 1, 1982, of Philadelphia, Pennsylvania

~~Tennessee,~~ First Parties, and

RONALD CLINARD and PATTY CLINARD, his wife

Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of

FORTY-THREE THOUSAND DOLLARS ($43,000.00) ~~Dollars ($xxxxxxxxxxx)~~

and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Being Lot No. 28 on the Plan of Chapelwood Subdivision, Section II, as of record in Book 5200, page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 100.00 feet on the easterly side of Albee Drive and extends back 120.0 feet on its northerly line and 155.20 feet on its southerly line to a line in the rear which measures 49.05 feet.

Being the same premises which Jed P. Smith and Rebecca S. Smith, his wife, by Deed dated February 7, 1983 and recorded in Deed Book , Page &c., Register's Office for Davidson County, Tennessee, granted and conveyed unto Joseph T. Hartman, Terrell R. Johnson, William G. Anderson, George J. Egner and Francis X. Howard, Trustees under Declaration of Trust dated July 1, 1982, in fee.

And by Authority set forth under Declaration of Trust dated July 1, 1982, any two Trustees thereunder may act for all the Trustees.

This conveyance is being made expressly subject to the plat of record showing an owner's certificate, a minimum building set back line, a public utility and drainage easement along the rear line, an anchor easement at the northeasterly corner of said lot and taxes for the year 1983 which are being prorated this date, payment of which is hereby expressly assumed by Grantees, and subject to restrictive covenants as of record in Book 5333, page 315, Register's Office for Davidson County, Tennessee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same. and that said premises are free from all encumbrances except as herein setout,

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

.....(L. S.)

.....(L. S.)

Joseph T. Hartman (L. S.)
,and
Terrell R. Johnson (L. S.)
Trustees under Declaration of Trust
dated July 1, 1982

STATE OF ~~TENNESSEE~~ Pennsylvania, } ss.
County of Philadelphia }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State JOSEPH T HARTMAN and TERRELL R. JOHNSON Trustees under Declaration of Trust dated July 1, 1982 the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4th day of March, 1983

My Commission expires..... Janet L. Kaufmann Notary Public

STATE OF ..... } ss.
COUNTY OF..... }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State.....

.....

the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in .....County, this.....day of.....19.....

.....

My Commission expires..... Notary Public

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 43,000.00. Affiant Ronald Clinard

Subscribed and sworn to before me this 23rd day of March 19 83

Notary Public Gail C. Victory

7-27-86

KEITH PRESS, INC., PRINTERS, KNOXVILLE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6030 PAGE 534

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			43000.00- CO	
			111.60 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 121.30-	
7385A04/01/83			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 9 5 | 4

IDENTIF. REFERENCE T

APR 1 9 13 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 939206