THIS INSTRUMENT PREPARED BY: EAST END TITLE & ESCROW, INC. 907 TWO MILE PARKWAY, BUILDING E, GOODLETTSVILLE, TN 37072

WARRANTY DEED

6302 PAGE 748

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
W. T. CLINARD, ET UX	SAME	Map 61-04
(NAME) 4803 Gallatin Road	(NAME)	Parcel 24
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37216	(STREET ADDRESS)	15 DZ 26275
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ---------TEN AND .00/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

TERRY W. BONHAM AND WIFE, DELOIS B. BONHAM,
hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said W. T. CLINARD AND WIFE, JESSIE B. CLINARD, hereinafter referred to as Grantees, their ..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 15th, formerly the 11th, Civil District of Davidson County, Tennessee, described according to a survey by John B. Kohl, III, Surveyor, dated May 24, 1984, as follows: BEGINNING at a point in the westerly margin of Ruskin Avenue at the northwest corner of Lot No. 7 on the Plan of M. C. McGaughey's First Haysboro Subdivision of record in Book 843, page 23, Register's Office for said County; thence with the north line of Lot No. 7, North 79 deg. 05' West 227.1 feet passing the northwest corner of Lot No. 7 at 222.9 feet; thence North 26 deg. 30' East 121.7 feet to a point; thence South 79 deg. 5' East 131 feet to a point in the southwest margin of a 50-foot unnamed street; thence with the margin of same South 17 deg. 35' East 130 feet to a point; thence South 11 deg. 38' West 3.5 feet to a point in the original terminus of Ruskin Avenue at the northwest intersection of Ruskin Avenue; thence North 79 deg. 5' West 4.2 feet to the point of beginning.

BEING the same property conveyed to Terry W. Bonham and wife, Delois B. Bonham, by deed of record in Book 4758, page 470, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 42,000.00

Subscribed and sworn to before me, this the 28th day of May 19 84

Affiant Jessie B. Clinard

My commission expires: 4/21/85 (Affix Seal) Notary Public Carolyn F. Waddey

This is unimproved ( ) improved (XX) property, known as 4911 Ruskin Avenue, Nashville, TN
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their ..... *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 28th *day of* May *19* 84 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Terry W. Bonham
Delois B. Bonham

5/31 115.75 CHECK

573

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY W. BONHAM AND WIFE, DELOIS B. BONHAM

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

Witness my hand and official seal at Goodlettsville Tennessee, this 28th day of May, 19 84

Carolyn F. Waddey Notary Public

Commission expires 4/21/85

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ....., the within named bargainor, a corporation, and that ..... he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

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

..... Notary Public

Commission expires .....

WARRANTY DEED

FROM

TERRY W. BONHAM, ET UX

TO

W. I. CLINARD, ET UX

RUSH

I 2 5 3 8 8

IDENTIF. REFERENCE

MAY 31 8 51 AM '84

REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6302 PAGE 750

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

42021.50- CAMT.
109.20 CSTAX.
.50 PRFEE
6.00 MDEED
CHECK 115.70-
0570A05/31/84 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 2 5 3 8 8 0

IDENTIFICATION

May 31 8 01 AM '84

REGISTER

No. 0039977