BOOK 6349 PAGE 606

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 163,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July, 19 84.

Notary Public

MY COMMISSION EXPIRES: 11-17-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PERCY WILKINS, JR., ATTORNEY
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clark J. Tibbetts (NAME)	Nationwide Lending Group, Inc. (NAME)	104-13-67
229 Leonard Avenue (STREET ADDRESS OR ROUTE NUMBER)	11300 Rockville Pike (STREET ADDRESS)	26W-8605
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Rockville, MD 20852 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, AGL PROPERTIES, a partnership composed of Mary E. Anderson, J. R. Groseclose and William Lewis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clark J. Tibbetts and wife, Catherine J. Tibbetts

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being the northerly 55 feet of Lot No. 35 on the Map of Bransford Realty Co.'s Subdivision of Lots Nos. 8, 10, 11, 12 and part of 9 in Block E, Lots Nos. 6, 7, 9, 10 11, 12, 13, 14, 15, 16, 17, 18, 19 and part of 8 in Block F, Lots Nos. 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and 23 in Block G in Whitland Realty Co.'s Subdivision, of record in Book 547, page 53, Register's Office for said County.

SAID part of Lot No. 35 fronts 55 feet on the west side of Leonard Avenue (now a 50 foot street, but formerly a 70 foot street) and extends back in a westerly direction between parallel lines 210 feet to a dead line.

BEING the same property conveyed to A G L Properties by deed from Geoffrey Hobbs and wife, Kim Hobbs, of record in Book 6275, page 249, Register's Office for Davidson County, Tennessee.

07/31 451 50 CHECK

This is unimproved ( ) improved (XX) property, known as 229 Leonard Avenue, Nashville, Tennessee 37205
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness our hands this 27th day of July, 19 84

AGL PROPERTIES
BY: Mary E. Anderson
Mary E. Anderson, Partner

AGL PROPERTIES
BY: J. R. Groseclose, Partner

AGL PROPERTIES
BY: William Lewis
William Lewis, Partner

3275

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____

and _____ respectively of the _____

the within named bargainor, a corporation, and that (he) as such _____
(they)
and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
AGL PROPERTIES

TO
CLARK J. TIBBETTS AND WIFE,
CATHERINE J. TIBBETTS

I 39832

IDENTIF. REFERENCE

JUL 31 2 40 PM '84

REGISTER
DAVIDSON COUNTY, TN

RETURN TO: JCB
PERCY WILKINS, JR.
ATTORNEY AT LAW
2210 CRESTMOOR ROAD
P.O. BOX 150157
NASHVILLE, TENNESSEE 37215-0157

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Mary E. Anderson, J. R. Groseclose and William Lewis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the partners of AGL Properties, the within named bargainor, a partnership, and that as such partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as partners.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of July, 1984.

_____
NOTARY PUBLIC

My commission expires: 11-17-84

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

163500.CO- CAMT:
425.10 CSTAX:
.50 PRFEE
6.00 WDEED
CHECK 431.60-
B275A07/31/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 39832

IDENTIF. REFERENCE

JUL 31 2 40 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0057190