This Instrument Prepared By:
DAVID B. HERBERT
Ortale, Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
116-13-26	James P. Clarke, III	Metropolitan Federal Savings P. O. Box 110250 Nashville, TN. 37211
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 22-0016339
8DZ-75375	126 Haverford Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay the principal balance now due, plus future interest on a certain note dated July 1, 1969, in the original principal sum of $18,600.00, payable to First Federal Savings & Loan Association in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by John A. Hemmer and wife, to T. I. Holman, Jr., Trustee, as of record in Book 4336, page 245,

BOOK 6388 PAGE 956

JOHN A. HEMMER, unmarried; BILLIE SUE H. HEMMER GUNTER and husband BUDDY ROBERT GUNTER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES P. CLARKE, III

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 8 on the Plan of Section III, West Meade Farms, as of record in Book 1835, page 4.

Said Lot No. 8 fronts 80 feet on the northerly side of Haverford Drive and extends back 202.6 feet on the easterly line and 257.3 feet on the westerly line, to a dead line in the rear on which it measures 135 feet.

Being the same property conveyed to John A. Hemmer and wife, Billie Sue H. Hemmer by deed from W. J. Wolf, Jr., and wife, Helen H. Wolf, as of record in Book 4336, page 243, said parties having since divorced and the said Billie Sue Hemmer having since married Bubby Robert Gunter.

The above named Buddy Robert Gunter joins in this instrument for the purposes of conveying any and all right, title and interest he may have in and to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except as shown above and 1984 taxes which have been prorated and assumed by Grantee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 24th day of September, 19 84

09/25 307.50 - CHECK 3277

John A. Hemmer

John A. Hemmer

Billie Sue H. Hemmer Gunter

Billie Sue H. Hemmer Gunter

Buddy Robert Gunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6388 PAGE 957

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named John A. Hemmer, unmarried the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 24 day of September, 1984.

My commission expires: 7-21-85

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Billie Sue H. Hemmer Gunter and husband Buddy Robert Gunter the bargainor(s), 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 Nashville, this, the 24th day of September, 1984.

My commission expires: 7-21-85

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

85,000.00

Affiant James P. Clarke III

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24 DAY OF September 19 84

MY COMMISSION EXPIRES 7-21-85 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM JOHN A. HEMMER and BILLIE SUE H. HEMMER GUNTER AND HUSBAND BUDDY ROBERT GUNTER

TO JAMES P. CLARKE, III

I 5 2 0 2 0

IDENTIF. REFERENCE

SEP 25 3 33 PM '84

REGISTER
DAVIDSON COUNTY, TN

Box 24

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires:

Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6388 PAGE 958

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

85000.00- CAMT.
221.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 227.50-
3277A09/25/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 2 0 2 0

IDENTIF. REFERENCE

SEP 25 3 33 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0071730