THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY,** Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

B48

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Michael J. Clepper et ux 2823 Kenway Road Nashville, Tennessee 37215	Same	117-13 77 7DA-37035

WARRANTY DEED

BOOK 6483 PAGE 113

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Margaret Kelly Woolwine, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael J. Clepper and wife, Anne M. Clepper,

hereinafter called the Grantee, Grantee's 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 Lot No. 66 on the plan of Woodmont Estate, of record in Book 1130, page 99, Register's Office for said County.

SAID Lot No. 66 fronts 110 feet on the southwesterly margin of Kenway Road and extends back 182 feet on the northwesterly line and 170.8 feet on the southeasterly line to a dead line in the rear, measuring 133 feet thereon.

BEING the same property conveyed to Robert Charles Woolwine and wife, Margaret Kelly Woolwine, by deed from Walter E. Stringfellow and wife, Hazel Stringfellow, of record in Book 1680, page 263, said Register's Office. Robert Charles Woolwine has since died.

I.7.9.7.9.2

IDENTIF. REFERENCE

JAN 29 11 16 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 2823 Kenway Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 25th day of January, 1985.

Margaret Kelly Woolwine
Margaret Kelly Woolwine

CHECK

01/29 253.50

7247

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of January, 1985 before me personally appeared Margaret Kelly Woolwine, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

NOTARY PUBLIC

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 95,000.00.

Michael J. Clepper
Affiant

Subscribed and sworn to before me, this the 25th day of January, 1985.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Nov 4, 1987

CHRISTY WILKINS IVEY NOTARY PUBLIC

WARRANTY DEED

from:

MARGARET KELLY WOODWINE

to:

MICHAEL J. CLEPPER ET UX

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
(TN-23200

dp

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

RECEIVED OF _____

FOR _____ BOOK 6483 PAGE 115

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

95000.00- CAMT.
247.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 253.50-
7247A01/29/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-7.9 7.9 2

IDENTIF. REFERENCE

JAN 29 11 16 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 104768