File Box 43

BOOK 6551 PAGE 912

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May 19 85

Notary Public

MY COMMISSION EXPIRES 4/20/86
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP - PARCEL NUMBERS |
|---|---|---|
| John R. Clintsman et ux | Commerce Union Bank | 119-13 |
| (NAME) 3025 Harlin Drive | (NAME) P. O. Box 2546 | 20 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37211 | (STREET ADDRESS) Nashville, Tennessee 37219 | 6DA36363 |
| (CITY) (STATE) (P.O. ZIP) | (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, Ethel L. McCoun, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John R. Clintsman and wife, Sandra R. Clintsman

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 Lot No. 55 on the Plan of an Addition to and Revision of Lots Nos. 93, 94, 95, 96, and 97 of the H.G. McNabb Subdivision, of record in Book 1130, page 79, Register's Office for Davidson County, Tennessee.

Said Lot No. 55 fronts 75 feet on the West side of Harlin Drive and runs back between lines, 178.7 feet on the North line 177.4 feet on the south line to a dead line, measuring 75.01 feet thereon.

Being the same property conveyed to James M. McCoun and wife, Ethel L. McCoun by deed from Vernon M. Lane and wife, Lillie Grace Lane, of record in Book 1910, page 99, Register's Office for Davidson County, Tennessee. The said James M. McCoun having since died, and title vested in Ethel L. McCoun, as surviving spouse, by a tenancy in the entirety.

This conveyance is subject to any and all existing restrictions and easements of record.

J02873

IDENTIFICATION REFERENCE

MAY 9 12 59 PM '85

DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 3025 Harlin Drive, Nashville, Tennessee 37211
(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 ti, 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 my hand this 7th day of May, 19 85

Ethel L. McCoun

Ethel L. McCoun, unmarried

CHECK

05/02 175.35

5758

BOOK 6551 PAGE 913

STATE OF TENNESSEE
~~Davidson~~ County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ethel L. McCoun, unmarried

the bargainor ____, with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of May, 19 85

Commission expires 4/20/86

Notary Public

STATE OF TENNESSEE

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

and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ 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

Ethel L. McCoun, unmarried

TO

John R. Clintsman

Sandra R. Clintsman

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

# OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6551 PAGE 914

FOR _____

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

38000.00- CAMT.
98.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 105.30-
5758A05/08/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J02873

IDENTIF. REFERENCE

MAY 8 12 50 PM '85

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 132491