Bk 27

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,300.00

Richard E. Garrett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF June, 19 85

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY

N. Eddie Montgomery 7003 Chadwick Suite 140 Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard E. Garrett (NAME)	Security Financial & Mortg. Corp. (NAME)	69-16
3512 Old Hydes Ferry Pk. (STREET ADDRESS OR ROUTE NUMBER)	1611 Des Peres Rd., Suite 320 (STREET ADDRESS)	109
Nashville, TN. (CITY) (STATE) (P. O. ZIP)	St. Louis, MO 63131 (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, Leatha Virginia Garrett, Nancy Diane Huffman Clouse, Dennis Clinard & Carolyn McClelland

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard E. Garrett and wife, Leatha V. Garrett

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:

Being the westerly part of Lot No. 16 on the Map of Ashton's Subdivision of the L. M. Lewis Farm at Bordeaux, as of record in Book 421, page 19, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 16 fronts 107 feet on the easterly side of Old Hydes Ferry Pike and runs back between parallel lines, with the southerly margin of Elizabeth Avenue, 130 feet to a dead line.

Being the same property conveyed to Sim V. Clinard and wife, Hettie C. Clinard by deed from William B. Clinard and wife, Mary K. Clinard as of record in Book 1755, page 581, said Register's Office for said County. The said Sim V. Clinard and wife, Hettie C. Clinard are now deceased. The said property is now vested in Leatha Virginia Garrett, Nancy Diane Huffman Clouse, Dennis Clinard & Carolyn McClelland, heirs of Sim V. Clinard by will of record in Will Book 150, page 721, in the Probate Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 3512 Old Hydes Ferry Pike Nashville, Tennessee
(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 hand s this 14th day of June, 19 85

Leatha Virginia Garrett
Leatha Virginia Garrett

Dennis Clinard
Dennis Clinard

Nancy Diane Huffman Clouse
Nancy Diane Huffman Clouse

Carolyn McClelland
Carolyn McClelland

STATE OF TENNESSEE
Davidson County
Williamson

6588 656

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leatha Virginia Garrett, Nancy Diane Huffman Clouse, Carolyn McClelland & Dennis Clinard

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 Brentwood, Tennessee, this 17th day of June 19 85

Commission expires ~~My Commission Expires March 8, 1989~~

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 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

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

TO

J 1 4 9 2 0

IDENTIF. REFERENCE

JUN 21 10 59 AM '85

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
SUITE 140 - 7003 CHADWICK DR.
BRENTWOOD, TN 37027

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	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

24300.00- CAMT.
63.18 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 69.68-
0575A06/21/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. I. 4. 9 2 0

IDENTIF. REFERENCE

JUN 21 10 59 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 146952