File 30

BOOK 6594 PAGE 973

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 54742.85

Subscribed and sworn to before me, this the 27 day of June 19 85

Affiant

My commission expires: January 19, 1986
(Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY SOUTHEAST TITLE of Tennessee, Inc. Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201	
ADDRESS OF NEW OWNER: Nona M. Fox	SEND TAX BILLS TO: First Tennessee Bank
271 Delvin Court STREET ADDRESS	P.O. Box 84 STREET ADDRESS
Antioch, Tennessee 37013 CITY STATE ZIP	Memphis, Tennessee 38101 CITY STATE ZIP
MAP & PARCEL NO. 162-05-175	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WAYNE A. CLENDENEN AND WIFE, SUSAN M. CLENDENEN

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO NONA M. FOX

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 38 on the Plan of Fair Oaks Subdivision, Section II, of record in Plat Book 4460 at page 52, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to WAYNE A. CLENDENEN AND WIFE, SUSAN M. CLENDENEN by deed recorded in Book 5305 at page 697, Register's Office for Davidson County, Tennessee.
This conveyance is subject to taxes for the year 1985 and subsequent years, easements and restrictive covenants of record, and a Deed of Trust for the benefit of First Tennessee Bank, which the Grantee(s) herein agree to assume and pay.

J1:7047

IDENTIF. REFERENCE

JUN 28 3 41 PM '85

FELIX Z. ...SON II REGISTER
DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 271 Delvin Court, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 27 day of June 19 85

Wayne A. Clendenen

Susan M. Clendenen

State of Tennessee
County of Davidson

BOOK 6594 PAGE 974

On this 27 day of June, 19 85, before me personally appeared WAYNE A. CLENDENEN AND WIFE, SUSAN M. CLENDENEN to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

January 19, 1986

Notary Public
Brent A. Campbell

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.

Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6594 PG 975

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

54742.85- CONT.
142.28 CSTAX
.50 PRFE
6.00 MREG
CHECK 143.72-
3166A06/28/85 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J1:7047

IDENTIF. REFERENCE

JUN 28 3 41 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 149474