Bal 35

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
L. D. Clinard	Same as new owner	71-12 #83
(NAME)	(NAME)	
107 Spruce Lane		71-12 #84
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5633 PAGE 410

For and in consideration of the sum of Ten and ($10.00) No/100---------- DOLLARS

Cash in hand paid by the Grantee herein and other good and valuable considerations, the receipt of which is hereby acknowledged,

John R. Nedderman , unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said L. D. Clinard

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 15 and 17 on the Plan of Walnut Grove Addition, as of record in Book 332, page 34, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 15 and 17 front together 200.00 feet on the Northerly side of Cherokee Avenue and extend back 270.3 feet on the West line and 282.6 feet on the East line to a dead line measuring 200.0 feet thereon.

Being part of the same property conveyed to John R. Nedderman, unmarried, by deed from Joy Floral Company, a Tennessee corporation of record in Book 6069, page 527, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the 1985 taxes which have been prorated and assumed by the Grantee.

2961 6

IDENTIFICATION REFERENCE

Aug 19 11 59 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as Parcels 83 & 84 Cherokee Avenue
(House Number) (Street)
Nashville, Tennessee
(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 19th day of August, 19 85.

John R. Nedderman
John R. Nedderman

BOOK 6633 PAGE 411

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John R. Nedderman, unmarried

the bargainor ____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that ____ executed the within-instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of August, 19 85.

My commission expires 1-18-87 Notary Public

STATE OF TENNESSEE
COUNTY OF ____

Before me, ____, a Notary Public of the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged ____ to be the ____ and ____ respectively of ____, the within named bargainor, a corporation, and that ____ as such ____ and ____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said ____ as ____ and attesting the same by the said ____ as ____.

Witness my hand and seal, at office in ____, this ____ day of ____, 19____.

____ Notary Public

Commission expires ____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 23,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 19th day of August, 19 85.

My commission expires 1-18-87 Notary Public

This instrument was prepared by:

Name	Address
William T. Bozeman, Attorney	344 4th Avenue North, Nashville, Tennessee 37219

WARRANTY DEED

FROM

TO

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

TICOR TITLE INSURANCE COMPANY

OFFICIAL RECEIPT

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

BOOK 5633 PAGE 412

RECEIVED OF

FOR

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			23000.00- CA'IT.	
			59.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	66.30-
8672A	08/19/85	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

296 16

IDENTIFICATION REFERENCE

Aug 19 11 00 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 164598