PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496

Box 21

WARRANTY DEED

BOOK S718 PAGE 632

New Owner:	Send Tax Bills To:	Map & Parcel No.:
Tony Clouse 3104 Clarksville Highway Nashville, TN 37218	Same	Map 81-7 Parcel 41 2W-26160

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, William L. Cunningham, a single person, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto Tony Clouse, hereinafter called the grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 40 on the Plan of Shankland's Subdivision of Lots Nos. 21 & 30 in Owen's Buena Vista Plan as of record in Book 57, page 26, Register's Office for said County.

Said Lot No. 40 fronts 47 feet on the easterly side of 15th Avenue North and runs back between parallel lines to an alley.

Being the same property conveyed to William L. Cunningham by deed of record in Book 4360, page 50, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 2102 15th Avenue, North, Nashville, TN 37208.

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, his heirs and assigns, forever; and I do covenant with the said grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantee, his 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 25th day of November, 1985.

William L. Cunningham

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William L. Cunningham, a single person, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of November, 1985.

Notary Public
My Commission expires: 1988

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,000.

Affiant

Sworn to and subscribed before me this 25th day of November, 1985.

Notary Public
My Commission expires: 3-18-88

5.6280

IDENTIFICATION REFERENCE

Nov 26 2 46 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6718 PAGE 635

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
	VD		400.00- CAPT. 400.00 CAPT. 400.00- CAPT. 10.40 CSTAX .50 PRFEE 6.00 MORTG CHECK 16.90-	
0598A 11/26/85			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56280

IDENTIFICATION REFERENCE

Nov 26 2 47 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 195719