RUSH

BOOK 5745 PAGE 145

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,000.00

Toni L. Grant
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/18/87

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 325 PLUS PARK BOULEVARD, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Toni L. Grant (NAME) | CityFed Mortgage Company (NAME) | MAP 107 |
| 933 Coarsey Drive (STREET ADDRESS OR ROUTE NUMBER) | 404 BNA Drive, Suite 201 (STREET ADDRESS) | PARCEL 33 |
| Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP) | Nashville, TN 37217 (CITY) (STATE) (ZIP) | 2DA-55918 |

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, James M. Clinard, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Toni L. Grant and Murry E. Parker, as tenants in common

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:

A certain condominium in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 933 in Four Maples Condominium, a horizontal property regime, as shown on the Plat of record in Book 5200, page 283, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said unit.

BEING the same property conveyed to James M. Clinard, unmarried, by quitclaim deed from Richard Stephen Knapp, unmarried, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to the Master Deed of Four Maples Condominium of record in Book 5657, page 438, and amended in Book 5660, page 185, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements o record.

This is unimproved ( ) improved (XX) property, known as 933 Coarsey Drive, Nashville, TN 37217
(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 my hand this 19th day of December, 19 85

James M. Clinard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Clinard

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of December 1985

Commission expires July 18, 1987

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
James M. Clinard

TO
Toni L. Grant
Murry E. Parker

**Return to:**

LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

IDENTIFICATION REFERENCE

DAVIDSON COUNTY, TN.
FELIX Z. WILSON III REGISTER

DEC 26 10 19 AM '85

6 3 7 1 3

**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 |
|---|---|---|---|---|
| | | | | |

420[illegible].00- CAPITAL
109.20 CSTAX
.50 PRFEE
6.00 WDCD
CHECK 115.70-
9686A12/26/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

637 IDENTIFICATION REFERENCE

DEC 26 10 19 AM '85

FELIX Z. WILSON, JR. NS
DAVIDSON COUNTY TN

No. 204587