5040

BOOK 6761 PAGE 989

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Hervie F. Clemons, Jr. 612 North 2nd Street Nashville, Tennessee, 37207	Same	Field Book 4W-03320 081-16-607
THIS INSTRUMENT PREPARED BY: Robert Greene, Petway, Blackshear & Smith, Suite 201, Citizens Plaza, 400 Deaderick Street, Nashville, Tennessee 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, we Wilma Elaine Walker, Freda J. Talley, Melba Jackson, and Danny Keith Jackson being the only heirs-at-law of Cornelius Jackson, deceased, as set forth in an Affidavit of Heirship recorded in Book 6743, page 310, Register's Office for Davidson County, Tennessee, (collectively the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto Hervie F. Clemons, Jr., (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 26 in B.W. Hall's Addition to Nashville, Tennessee, a plan of which is of record in Book No. 17, Page 261, Register's Office for Davidson County, Tennessee.
>
> Said Lot fronts 50 feet on the east side of Cumberland Street (now known as 11th Avenue) and runs back between parallel lines about 150 feet to an alley.
>
> Being the same property conveyed to Cornelius Jackson, by deed from William D. Price and wife, Davie B. Price, of record in Book 1218, page 144, Register's Office for Davidson County, Tennessee, the said Cornelius Jackson having since died.

This is improved property known as 1016 11th Avenue, North, Nashville, Tennessee.

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, Grantee's successors and assigns, forever.

And Grantors do convenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered.

And Grantors do further covenant and bind themselves to warrant and forever defend the title to the property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 10th day of January, 1986.

Melba Jackson by Charlie Elizabeth Wynn
Danny Keith Jackson by Charlie Elizabeth Wynn
DANNY KEITH JACKSON by CHARLIE ELIZABETH WYNN, Attorney-In-Fact

Wilma Elaine Walker by Charlie Elizabeth Wynn
WILMA ELAINE WALKER by CHARLIE ELIZABETH WYNN, Attorney-In-Fact

Freda J. Talley by Charlie Elizabeth Wynn
FREDA J. TALLEY by CHARLIE ELIZABETH WYNN, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 7000.00.

Henrie F. Clemons Jr.
Affiant

Subscribed and sworn to before me this 10th day of January, 1986.

Jacqueline Ann Higgins
NOTARY PUBLIC

My Commission Expires: 4/17/88

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 10th day of January, 1986, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charlie Elizabeth Wynn, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Wilma Elaine Walker and Freda J. Talley and acknowledged that she executed the same as the free act and deed of the said Wilma Elaine Walker and Freda J. Talley.

WITNESS my hand and seal at Nashville, Tennessee, this 10th day of January, 1986.

Jacqueline Ann Higgins
NOTARY PUBLIC

My Commission Expires: 4/17/88

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 6761 PAGE 991

On this 10th day of January, 19 86, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charlie Elizabeth Wynn, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Melba Jackson and Danny Keith Jackson and acknowledged that she executed the same as the free act and deed of the said Melbe Jackson and Danny Keith Jackson.

WITNESS my hand and seal at Nashville, Tennessee, this 10th day of January, 19 86.

Jacqueline Ann Higgins
NOTARY PUBLIC

My Commission Expires 4/24/88

NOTARY PUBLIC COUNTY, TN

6864.2

IDENTIFICATION REFERENCE

JAN 14 10 52 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6761 PG 992

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
			7000.00-	CONT.
			18.20	CSTAX
			.50	PRFEE
			9.00	WDEED
				CHECK 27.70-
			561GA01/14/86	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6864 2

IDENTIFICATION REFERENCE

JAN 14 10 52 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 210377