# WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

Frank Agan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June 19 86

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| FRANK AGAN, et ux (NAME) | MORTGAGE TRUST COMPANY (NAME) | 61-4 |
| 4911 Ruskin Drive (STREET ADDRESS OR ROUTE NUMBER) | 2401 Hillsboro Road, Suite 100 (STREET ADDRESS) | 24 |
| Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37212 (CITY) (STATE) (ZIP) | 15DZ 26275 |

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, W. T. CLINARD and wife, JESSIE B. CLINARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANK AGAN and wife, SUSAN D. AGAN

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:

Land in the 15th, formerly the 11th, Civil District of Davidson County, Tennessee, described according to a survey by John B. Kohl, III, Surveyor, dated May 24, 1984, as follows:

BEGINNING at a point in the westerly margin of Ruskin Avenue at the northwest corner of Lot No. 7 on the Plan of M. C. McGaughey's First Haysboro Subdivision of record in Book 843, page 23, Register's Office for said County; thence with north line of Lot 7, North 79° 05' West 227.1 feet passing the northwest corner of Lot No. 7 at 222.9 feet; thence North 26° 30' East 121.7 feet to a point; thence South 79° 5' East 131 feet to a point in the southwest margin of a 50-foot unnamed street; thence with the margin of same South 17° 35' East 130 feet to a point; thence South 11° 34' West 3.5 feet to a point in the original terminus of Ruskin Avenue at the northwest intersection of Ruskin Avenue; thence North 79° 5' West 4.2 feet to the point of beginning.

Being the same property conveyed to W. T. Clinard and wife, Jessie B. Clinard, by deed from Thomas H. King and wife, Doris B. King, of record in Book 6612, Page 840, Register's Office for Davidson County, Tennessee.

117576

IDENTIFICATION REFERENCE

Jul 7 9 10 AM 86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is ( ) unimproved ( X ) improved property, known as 4911 Ruskin Drive, Nashville, Tennessee 37216
(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 our hands this 24th day of June, 19 86

W. T. Clinard
W. T. CLINARD

Jessie B. Clinard
JESSIE B. 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 W. T. Clinard and Jessie B. Clinard

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 24th day of June, 1986

Commission Expires October 19, 1986

Notary Public

STATE OF
County

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 purpose 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

TO

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

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

RECEIVED OF _____

FOR _____

BOOK 6909 PAGE 64

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 5400[illegible].00- CAPIT, | |
| | | | 140.40 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 MDEED | |
| | | | CHECK 146.90- | |
| 3783A07/07/86 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7576

IDENTIFICATION REFERENCE

JUL 7 9 10 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 267230