BOOK 6986 PAGE 239 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Ernest Clevenger, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September 19 86

Notary Public

MY COMMISSION EXPIRES: 1-20-87

(AFFIX SEAL)

June 27

THIS INSTRUMENT WAS PREPARED BY
Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest Clevenger, Jr. (NAME)	SAME (NAME)	131-08
1136 Lipscomb Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	81
Nashville, Tennessee 37204 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	16DA38101

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 O. Fuller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ernest Clevenger, Jr. and Glenda W. Clevenger

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:

Being Lot No. 2 on the Plan of Lea-Gran Estates, as of record in Book 2083, page 88, Register's Office for said County.

Beginning on the northerly margin of Lipscomb Drive at the corner of Lots Nos. 1 and 2; thence with the line between said two lots, northerly 148.7 feet; thence south 85 degrees 20 feet east 35 feet to a concrete monument; thence north 12 degrees 24 feet east 128.6 feet to a concrete monument; thence south 87 degrees 23 feet east 148.6 feet to the corner of Lots Nos. 2 and 4; thence with the line between said two lots southwardly 97.4 feet to the common corner of Lots Nos. 2, 3 and 4; thence with the line between said Lots Nos. 2 and 3, southwestwardly 237.3 feet to the northerly margin of said Lipscomb Drive; thence with the same westwardly 135 feet to the beginning; subject to restrictions filed for record in Book 2277, page 107, said Register's Office; and except recorded plan shows owner's certificate, a 75 foot setback line from Lipscomb Drive, and a 10 foot easement for public utilities along the northerly part of both side lines and across the rear line of said lot and the following No. lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions on property.

Being the same property conveyed to James O. Fuller by deed from E. Jinanne Fuller of record in Book 6268, Page 1, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 2277, page 107 said Register's Office.

This conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (X) property, known as Lot 2, 1136 lipscomb Drive, Nashville, TN 37204
(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 16th day of September, 1986

James O. Fuller

STATE OF TENNESSEE
Davidson County

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

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 Brentwood, Tennessee, this ~~16th~~ day of September, 19 86

Commission expires 1-10-87

N. Eddie Montgomery
Notary Public

STATE OF TENNESSEE
Davidson 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 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 O. Fuller

TO

Ernest Clevenger, Jr. and wife, Glenda W. Clevenger

IDENTIFICATION REFERENCE

4472.20

SEP 22 10 27 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 6986 PAGE 241

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

140000.00- CAMT.
392.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 398.50-
4917A09/22/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

447.20

IDENTIFICATION REFERENCE

SEP 22 10 27 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 297664