ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Michael E. Cloonan (NAME)	Michael E. Cloonan (NAME)	118-4
2209 Grandview Ave. (STREET ADDRESS OR ROUTE NUMBER)	Rt. 4, Box 279-M (STREET ADDRESS)	Par. 191
Nashville, Tenn. 37211 (CITY) (STATE) (ZIP CODE)	Ashland City, Tenn. 37015 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Twenty thousand and no/100 ($20,000.00) DOLLARS

receipt of which is hereby acknowledged, Thomas Andrew Hendrix and wife, Paulette (Bryant) Hendrix,

49091 IDENTIFICATION REFERENCE

Oct 3 9 39 AM '86 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

have bargained and sold, and by these presents do transfer and convey unto the said Michael E. Cloonan

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING the easterly part of Lot No. 29 on the Plan of Rosedale Subdivision of record in Book 547, Page 45, Register's Office for said County, and more particularly described according to a copy of a survey made by S.R. Sanford, Surveyor, March 14, 1945, described as follows:

BEGINNING at a point on the westerly margin of Caldwell Avenue, at the common corner of Lots 28 and 29; thence with the line between said lots westerly 134.5 feet to a point which is 1.5 feet easterly from a stake set in the line between said two lots; thence at right angles northerly 29 feet to a point: thence at right angles westerly 9 feet to a point; thence at right angles northerly 21 feet to a point in the line between Lots 29 and 30, which point is 9 feet west of a stake set in said line between said lots, thence easterly 137 feet to a stake in the westerly margin of Caldwell Avenue; thence with the westerly margin of the same southerly 50.3 feet to the point of beginning.

BEING the same property conveyed to Thomas Andrew Hendrix and Paulette Bryant (Hendrix) by Installment Deed from Joy R. Karr, of record in Book 5339, Page 37, R.O.D.C.

unimproved ( )
This is improved (X) property, known as 2209 Grandview Avenue, Nashville, Tn. 37211
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 2nd day of October, 1986.

Thomas A. Hendrix
THOMAS ANDREW HENDRIX

Paulette Bryant Hendrix
PAULETTE BRYANT HENDRIX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6999 PAGE 83

Personally appeared before me, Niles S. Nimmo, a Notary Public in and for said County and State, the within named Thomas Andrew Hendrix and Paulette Bryant Hendrix

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 Nashville this 2nd day of October, 1986.

My commission expires January 18, 1987 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 20,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Paulette Bryant Hendrix
Paulette Bryant Hendrix

Sworn to and subscribed before me
this 2nd day of October, 19 86.

My commission expires January 18, 1987 Notary Public

This instrument was prepared by:
Niles S. Nimmo, Attorney at Law, 421 Charlotte Ave., Nashville, Tn. 37219
Name Address

WARRANTY DEED

FROM

THOMAS ANDREW HENDRIX

and PAULETTE BRYANT HENDRIX

TO

MICHAEL E. CLOONAN

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6999 PAGE 84

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

200.00- CAMT.
56.00 CSTAX
.50 PRFE.
6.00 WDEED
CHECK 62.50-
9058A10/03/86 3AL .09

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49091

IDENTIFICATION REFERENCE

Oct 3 9 39 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 302488