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Bar 20

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Houston W. Taylor and wife, Teresa A. Taylor 4908 Kentucky Avenue Nashville, Tennessee	Atlantic Coast Mortgage Co. 3975 University Drive Fairfax, VA 22030	91-7 Par 177 12W-15890

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Chester D. Clemmons and wife, Linda Clemmons**, have bargained and sold, and by these presents do transfer and convey unto the said **Houston W. Taylor and wife, Teresa A. Taylor**, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being described as follows:

BEING the west 20 feet of Lot No. 811, all of Lot No. 813, and the east 15 feet of Lot No. 815 of Block 141, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

SAID Lot and parts of said lots adjoin and front together 60 feet on the northerly side of Kentucky Avenue and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Chester D. Clemmons and wife, Linda Clemmons by deed from Addie Lee Sanders and husband, Billy R. Sanders and Annie Lou Foster of record in Book 5926, Page 526, said Register's Office for Davidson County, Tennessee.

5955 I

IDENTIFICATION REFERENCE

NOV 3 3 26 PM '86

FELIX Z. WILSON JT. REGISTER
DAVIDSON COUNTY, TN

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **4908 Kentucky Avenue, 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 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 31 day of October, 1986.

Chester D. Clemmons — **Chester D. Clemmons**

Linda Clemmons — **Linda Clemmons**

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 **Chester D. Clemmons and wife, Linda Clemmons,** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $48,750.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 31 DAY OF October, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-17-88

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

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

RECEIVED OF _____

FOR _____ BOOK 7029 PAGE 301

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
			48750.00- CAMT.	
			136.35 CSTAX	
			.50 PRFEE	
			6.00 WDETD	
			CHECK	142.85-
			1793A11/03/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5955 I

IDENTIFICATION REFERENCE

Nov 3 3 26 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 07873