Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Dessa Dianne Clinard
413 North 16th Street
Nashville, TN. 37206

MORTGAGEE:
Investors Federal Savings
Bank
109 Walton Ferry Road
Hendersonville, TN. 37075

MAP-PARCEL NUMBERS:
MAP 83-10
PARCEL 16
23W-5180

WARRANTY DEED

BOOK 7048 PAGE 828

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Van Landrum and wife, Luann Landrum hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Dessa Dianne Clinard, unmarried hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, described as follows, to-wit:

BEING Lots Nos. 251, 252, part of Lot 245 and the westerly 35.5 feet of Lot 246, on the Map of McEwen Place, as of record in Book 332, page 133, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of North 16th Street at a point 60 feet south of the southerly margin of McEwen Avenue, said point being the corner of Lots Nos. 250 and 251; thence with the easterly margin of North 16th Street, southwardly 60 feet to the corner of Lots Nos. 252 and 253; thence with the line between said two lots, and with the line between Lots Nos 244 and 245, eastwardly 147.5 feet; thence northwardly 10 feet; thence eastwardly 23.5 feet thence at right angles northwardly 50 feet to the line between Lots Nos. 246 and 247; thence with the line between said two lots, and with the line between Lots Nos. 250 and 251, westwardly 171 feet to the beginning.

Being the sam property conveyed to Van Landrum and wife, Luann Landrum by deed from The Estate of Hinchie Franklin Buttrey, by Randall Wayne Calvin Co-Executor and Alvin Lawrence Buttrey, Co-Executor of record in Book 6179, page 103, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (an) improved property, known as 413 North 16th Street, Nashville, TN. 37206.

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 heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 20th day of November, 19 86

Luann Landrum

Van Landrum

STATE OF TENNESSEE
COUNTY OF Davidson

On this 20th day of November, 19 86 before me personally appeared Van Landrum and wife, Luann Landrum, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7048 PAGE 829

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19__.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 62,900.00.

Dessa Dianne Clinard
Affiant

Subscribed and sworn to before me, this the 20th day of November, 1986.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

from:
Van Landrum and wife, Luann Landrum

to:
DessaDianne Clinard, unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 25985

IDENTIFICATION REFERENCE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
NOV 24 12 36 PM '86

06499

Box 8 C

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

RECEIVED OF _____

FOR _____

BOOK 7048 PAGE 830

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
			.50 PRFE	
			6.00 WDE	
			CHECK	132.62-
			956821 11/24/86 BAL	.12

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66420

IDENTIFICATION REFERENCE

NOV 24 12 36 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No 15446