file box 8/jcb

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

ADDRESS NEW OWNER:
Clifford J. Harrison, III
2944 Primrose Circle
Nashville, TN 37212

MORTGAGEE:
Covenant Mortgage Corporation
101 Winners Circle, Suite 212
Brentwood, TN 37027

MAP-PARCEL NUMBERS:
117-4-349
16DA-01000

WARRANTY DEED BOOK 7092 PAGE 384

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, Nathaniel Reynolds and wife, Georgia Reynolds hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Clifford J. Harrison, III, 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, being a part of Lot No. 4, Block "B" on the plan of Belmont Terrace Annex No. 4 of record in Book 974, page 97, Register's Office for said County, and being described according to a survey of John Kohl and Company, P.C., Tennessee No. 100, dated November 24, 1986, as follows:

SAID portion of Lot No. 4 fronts 65 feet on the southerly margin of Primrose Circle and extends back 77.9 feet on the northwesterly line and 80.00 feet on the southeasterly line to a dead line in the rear, measuring 65 feet thereon.

BEING a portion of the same property conveyed to Catherine Vance and son, Nathaniel Reynolds and wife, Georgia Reynolds by deed from Virgil P. Vaughn and wife, Harrietta Vaughn of record in Book 4251, page 671, said Register's Office. By Quitclaim Deed of record in Book 5263, page 262, said Register's Office, Nathaniel Reynolds and wife, Georgia Reynolds conveyed their interest in subject property to Catherine Vance. Subsequently, Catherine Vance Quitclaimed all of her interest in subject property back to Nathaniel Reynolds and wife, Georgia Reynolds by instrument of record in Book 6054, page 27, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 1174, page 492, Book 1191, page 223, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is ~~an~~ improved property, known as 2944 Primrose Circle, Nashville, TN 37212.

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 31st day of December, 19 86.

Georgia Reynolds
Georgia Reynolds

Nathaniel Reynolds
Nathaniel Reynolds

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of December, 19 86, before me personally appeared Nathaniel Reynolds and wife, Georgia Reynolds, 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 _____

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 $ 57,300.00.

_____
Affiant

Subscribed and sworn to before me, this the 31st day of December, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

WARRANTY DEED

from:
Nathaniel Reynolds and wife,
Georgia Reynolds

to:
Clifford J. Harrison, III,
unmarried

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

TN-26077

FILED & RECORDED
DAVIDSON COUNTY, TN
FELIX Z. WILKINS, II REGISTER

DEC 31 6 41 PM '86

IDENTIFICATION REFERENCE

16067

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

RECEIVED OF _____

FOR _____

BOOK 7092 PAGE 336

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

5730 • 0- CANT.
168.44 CSTAX
.50 PRFE
6.00 WDCT
CHECK 168.94
395641C/31/86 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7091 L.

IDENTIFICATION REFERENCE

Dec 31 6 41 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No.29621