for 47

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO (NO MORTGAGEE)	MAP-PARCEL NUMBERS
JAMES T. CLEMENT, JR. ET UX	SAME	15DZ 25470
(NAME) 2508 Solon Drive	(NAME)	61-4-58
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37206	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7107 PAGE 87

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS

cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, LETITIA McCLEAREN COLE,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES T. CLEMENT, JR. AND WIFE, VIRGINIA J. CLEMENT

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 the westerly 110 feet of Lot No. 14 on the Plan of M. C. McGaughey's First Haysboro Subdivision, as of record in Book 843, page 23, Register's Office for said County.

Said part of Lot No. 14 fronts 110 feet on the northerly side of Haysboro Road and runs back 126.3 feet on the westerly line, with the easterly margin of Marina Avenue and 138 feet, more or less, on the easterly line, to the southerly line of Lot No. 13, measuring 110 feet thereon.

Being the same property conveyed to Charles L. McClearen and wife, Letitia McClearen, by deed from C. F. Cantrell and wife, Effie M. Cantrell, of record in Book 2085, page 617; the said Charles L. McClearen having since died.
The said Letitia McClearen having remarried, now being Letitia McClearen Cole.

Robert Cole joins in this conveyance for the sole purpose of relinquishing any marital rights which he may have in subject property by virtue of marriage to Letitia McClearen Cole.

83672

IDENTIFICATION REFERENCE

JAN 14 1 22 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )"
This is improved (XX) property, known as 1201 Haysboro Drive, Nashville, TN 37216
(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 9TH day of JANUARY, 19 87.

Letitia McClearen Cole — Letitia McClearen Cole

Robert J. Cole — Robert Cole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7107 PAGE 88

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Letitia McClearen Cole and husband, Robert Cole

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 Madison, Tennessee, this 9TH day of JANUARY, 19 87.

My commission expires Sept 11, 1990 Notary Public Donna S. Shell

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Donna S. Shell, 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 9 day of Jan, 19 87.

Donna S. Shell Notary Public

Commission expires Sept 11, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 64,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 9TH day of JANUARY, 19 87.

My commission expires 7-17-88 Notary Public Joyce Dunnavant

RETURN TO: This instrument was prepared by:

WILLIAM D. CASTLEMAN, ATTORNEY 101 CUMBERLAND AVENUE MADISON, TN 37115

Name Address

WARRANTY DEED

FROM LETITIA McCLEAREN COLE ET VIR

TO JAMES T. CLEMENT, JR. ET UX

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750

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

RECEIVED OF _____

FOR _____

BOOK 7107 PAGE 89

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
			640.[illegible].0- CAMT,	
			179.20 CSTAX	
			.50 PRFEE	
			0.00 WDEED	
			CHECK 135.70-1	
			9134A01/14/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8367.2

IDENTIFICATION REFERENCE

JAN 14 1 22 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 34751