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34

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January, 19 87

Notary Public

MY COMMISSION EXPIRES: July 16, 1987

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 1161 MURFREESBORO ROAD, #505, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: Mortgagee	MAP-PARCEL NUMBERS
Jerry W. McClendon (NAME)	National Mortgage Company (NAME)	MAP 73-1
2723 Bobby Avenue (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	PARCEL 77
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38118 (CITY) (STATE) (ZIP)	15DZ-53525

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, May Brigham, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry W. McClendon and wife, Nikki Y. Boyd McClendon

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 27 of Happy Valley Subdivision, Section "B", not of record, described according to a copy of a survey thereof by Z.J. Wilkinson, Surveyor, September 2, 1945, as follows:

BEGINNING at a point in the northerly margin of Bobby Avenue, at the corner of Lots 26 and 27; thence with the line between said lots, northerly 140 feet to the corner of said lots and of Lots 7 and 8; thence with the line between Lots Nos. 8 and 27, eastelly 75 fet to the corner of said lots and of Lots 9 and 28; thence with the line between Lots 27 and 28, southerly 140 feet to the northerly margin of Bobby Avenue; thence with the margin of the same westerly 75 feet to the point of beginning.

Being the same property conveyed to May Brigham by deed from Hattie Lucile S. Jernigan, a widow, of record in Book 2748, page 487, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

8587 4

IDENTIFICATION REFERENCE

JAN 21 3 08 PM '87

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 2723 Bobby Avenue, Nashville, TN 37216
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand this 9th day of January, 19 87

May Brigham by Elizabeth B. Hill, attorney-in-fact
May Brigham

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 May Brigham

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of January 19 87.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
May Brigham

TO
Jerry W. McClendon
Nikki Y. Boyd McClendon

Return to:
LEON SHARBER, ATTORNEY
1161 MURFREESBORO ROAD, SUITE 505
NASHVILLE, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth B. Hill, to me known to be the person who executed the foregoing instrument in behalf of May Brigham and acknoweldged that she she executed the same as the free act and deed of said May Brigham.

Witness my hand and official seal at Nashville, TN this the 9th day of January, 1987

_____
Notary Public

My Commission Expires: July 18, 1987

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

RECEIVED OF _____

FOR _____

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CC - 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

[illegible] DMT.
[illegible] COTAX
[illegible] PRFEE
[illegible] MISC
[illegible] 12[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85874

IDENTIFICATION REFERENCE

JAN 21 3 08 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 37143