Joe 47

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
JAMES M. CLINARD & CARRIE V.	MORTGAGEE COLLATERAL MORTGAGE, LTD.	11D 12550
ALLEN (NAME)	(NAME)	
230 Beverly Drive	2100 First Avenue, North	51-3-15
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Birmingham, AL 35203	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7228 PAGE 131

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,

MAY 7 8 16 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

2 3 1 4 4

I, MICHAEL RAINS JENNINGS,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES M. CLINARD AND CARRIE V. ALLEN

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 Lot No. 13 on the Plan of BLAIR HEIGHTS, SECTION ONE, as of record in Book 2133, Page 18, Register's Office for said County.

BEGINNING at a point in the north margin of Vantrease Road at the corner of Lots Nos. 12 and 13; thence with the line between said lots, northerly 272.6 feet to a point; thence easterly 193.7 feet to the west margin of Beverly Drive; thence with the margin of the same, southerly 172.7 feet to the beginning of a curve; thence around said curve, southwesterly 47.34 feet to the north margin of Norman Drive; thence with the margin of the same, southwesterly 163.39 feet to a point at the beginning of a curve into Vantrease Road; thence around said curve westerly 41.83 feet to the point of beginning.

Being the same property conveyed to JACK R. JENNINGS and wife, HAZEL JENNINGS by deed from BOBBY LAROY MONTGOMERY and wife, CAROL MONTGOMERY, of record in Deed Book 4497, Page 374, Register's Office for Davidson County, Tennessee.

The said Jack R. Jennings having since died, with the said HAZEL JENNINGS having predeceased him, and by Will of Jack R. Jennings of record in Book ____, page _____, subject property was devised to Michael Rains Jennings.

MICHAEL RAINS JENNINGS AND MICHAEL R. JENNINGS being one and the same person.

SUSAN B. JENNINGS joins in this conveyance for the purpose of conveying all marital rights she may have in subject property by virtue of marriage to Michael R. Jennings.

unimproved ( )
This is improved (XX) property, known as 230 Beverly Drive (House Number) (Street)
Madison, TN 37115 (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 30th day of March, 19 87

Michael Rains Jennings

Susan Beth Harper Jennings

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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 Michael Rains Jennings and wife, Susan Beth Harper Jennings,

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 30th day of March, 19 87.

My commission expires 7-17-88 Notary Public Joyce B. Enochs

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, 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 _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 79,500.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Judy D. Ryman

Sworn to and subscribed before me this 30th day of March, 19 87.

My commission expires 7-17-88 Notary Public Joyce B. Enochs

RETURN TO: This instrument was prepared by:

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

Name Address

WARRANTY DEED

FROM MICHAEL RAINS JENNINGS ET UX

TO JAMES M. CLINARD AND CARRIE V. ALLEN

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 _____

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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

79500.00- CAMT.
222.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 229.10-
4031A05/07/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2314

IDENTIFICATION REFERENCE

MAY 7 8 16 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 78642