Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

9608 10/12 0101 03CHECK 422.50

WARRANTY DEED

BOOK 8216 PAGE 130

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Leslie M. Clendenin, et ux P.O Box 45 Goodlettsville, Tn. 37072	Same as New Owner	Map 18-16 Parcel 202 GO 13286

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, PORTER & GLASSCOCK, a Tennessee General Partnership composed of Don Porter and Alfreda Porter, General Partners, jointly owning 50% partnership interest, and Charlie Glasscock, General Partner, owning 50% partnership interest, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto LESLIE M. CLENDENIN and wife, MARGERY M. CLENDENIN, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 2 of the Tinnon Place Subdivision as of record in Plat Book 5800, page 79, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey by Donald R. Carve, Tennessee No. 271, dated June 20, 1982, as follows:

SAID Lot No. 2 fronts 121.65 feet on the northerly side of New Brick Church Pike and runs back between lines 113.63 feet on the easterly line and 115.12 feet on the westerly line to a dead line in the rear upon which it measures 122.13 feet thereon.

BEING the same property conveyed to Porter & Glasscock, a Tennessee General Partnership composed of Don Porter and Alfreda Porter, General Partners, jointly owning 50% partnership interest, and Charlie Glasscock, General Partner, owning 50% partnership interest, by deed from Richard W. Uselton and wife, Janelle M. Uselton, of record in Book 7625, page 306, said Register's Office.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1990 which have been prorated between the parties and will be paid, in full, at closing;

2. Subject to those matters as they may appear on the Plan of record in Book 5800, page 79, Register's Office for Davidson County, Tennessee; and,

3. Subject to an easement for sanitary sewers granted to the City of Goodlettsville of record in Book 4364, page 151, Register's Office for Davidson County, Tennessee.

And WE, the GRANTORS, 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.

ALFREDA PORTER executes this Warranty Deed as Attorney in Fact for CHARLIE GLASSCOCK under a Limited Power of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

WITNESS our hands on this the 9th day of October, 1990.

PORTER & GLASSCOCK, a Tennessee General Partnership

BY: Alfreda Porter
ALFREDA PORTER, General Partner

BY: Don Porter
DON PORTER, General Partner

BY: Charlie Glasscock
CHARLIE GLASSCOCK, General Partner by Alfreda Porter, Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ALFREDA PORTER, and DON PORTER, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the General Partners of PORTER & GLASSCOCK, a Tennessee General Partnership, the within named bargainor, and that they, as such General Partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as General Partners.

WITNESS my hand and seal this the 9th day of October, 1990.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 9th day of October, 1990, before me, personally appeared ALFREDA PORTER, to me known to be the person who executed the foregoing instrument on behalf of CHARLIE GLASSCOCK, and acknowledged that she executed the same as the free act and deed of the said CHARLIE GLASSCOCK, General Partner of Porter & Glasscock, a Tennessee General Partnership.

WITNESS my hand, at office, this the 9th day of October, 1990.

Patsy C. Davidson
NOTARY PUBLIC

My commission Expires: 12/29/93

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Leslie M. Clenglemin
Affiant

Sworn to and subscribed before me, this the 9th day of October, 1990.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

64459

IDENTIF. REFERENCE

Oct 12 9 08 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8216 PAGE 133

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 125000.00
CON TX 412.50
PRFEE 1.00
WDEED 9.00
TOTAL 422.50
CHECK 422.50

10/12/90 01 09:09 0001 9608

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64459

IDENTIF. TREFERENCE

OCT 12 9 08 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 363863