PREPARED BY:
PARSONS & NICHOLS
101 West Main St.
Manchester, TN 37355

OWNER: EDWARD T. CLYDESDALE
TAX RESPONSIBILITY:
EDWARD T. CLYDESDALE
3317 Cedar Ridge Road
Nashville, TN

This conveyance done without benefit of title search or survey.

MAP NO. 75-11 PARCEL NO. 105 & 131

W A R R A N T Y D E E D

****

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, JIMMY L. WATSON and wife, JOYCE A. WATSON, and NORMAN W. MILLER and wife, NANCY M. MILLER, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto EDWARD T. CLYDESDALE, his heirs and assigns, hereinafter called the Grantee, 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. 176 on the Plan of Highlands of Tulip Grove Section III, of record in Book 4675, page 140, said Register's Office.
>
> Said Lot No. 176 fronts 44.52 feet on the southerly margin of Cointreau Drive cul-de-sac and extends back 130.86 feet on the northwesterly line and 128.75 feet on the easterly line to a broken rear line on which it measures 182.94 feet thereon.
>
> Being the same property conveyed to Jimmy L. Watson and Norman W. Miller by deed from John M. McNamara and wife, Linda L. McNamara, of record in Book 7265, page 474, Register's Office of Davidson County, Tennessee.
>
> Subject to restrictions of record in Book 4793, page 157, Book 4849, page 767, Book 5020, page 58, Book 5028, page 357, Book 5545, page 321 and Book 6017, page 179, all of record in The Register's Office for said county.
>
> This conveyance is subject to any and all existing easements of record.
>
> This description taken from the prior deed of record in Book 7265, page 474, Register's Office, Davidson County, Tennessee.
>
> This is(improved)(unimproved) property known as 916 Cointreau Drive, Hermitage, Tennessee 37076.

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, his heirs and assigns, forever, and we do covenant

with the said GRANTEE 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 GRANTEE, his 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 OUR HANDS this 6th day of March, 1991. 3402 03/14 0101 03CHECK 63.10

Joyce A. Watson
Jimmy L. Watson

GRANTORS

Nancy M Miller
Norman W. Miller

GRANTORS

Actual Consideration or value, whichever is greater for this transfer is ~~$15,000.00~~ 17,000.00

STATE OF TENNESSEE

COUNTY OF Davidson

Notary Public
My Commission expires: MAY 22, 1993

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid county and state, the within named JIMMY L. WATSON and wife, JOYCE A. WATSON, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 6th day of March, 1991.

Commission expires:
September 26, 1992

NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned autyority, a Notary Public in and for the aforesaid county and state, the within named NORMAN W. MILLER and wife, NANCY M. MILLER, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 6th day of March, 1991.

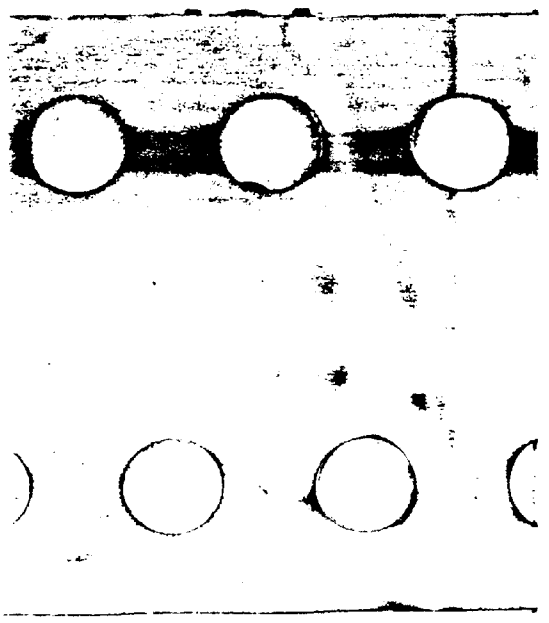
Commission expires:
September 26, 1992

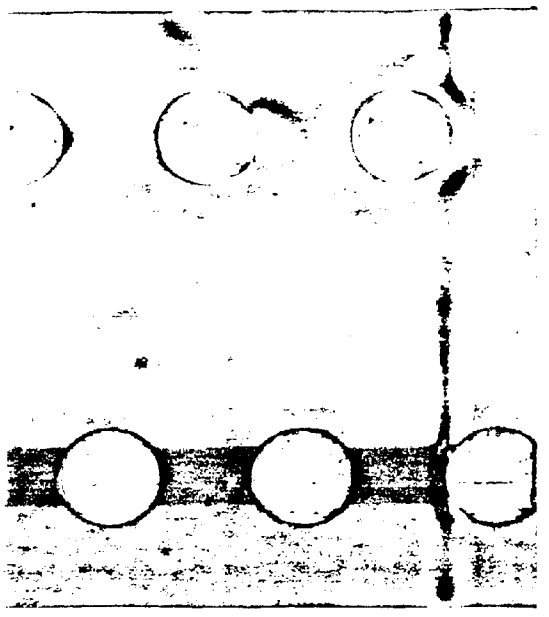
NOTARY PUBLIC

9917

IDENTIF. TITLE SERVICE

[redacted]





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8309 PAGE 712

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	17000.00
CON TX	56.10
PRFEE	1.00
WDEED	6.00
TOTAL	63.10
CHECK	63.10

03/24/91 01 15:23 0001 3622

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99173

IDENTIF. REFERENCE

Mar 24 3 22 PM '91

DAVIDSON COUNTY, TN.

No. 404405