Quit Claim BOOK 8315 PAGE 608

~~WARRANTY~~ DEED

THIS INSTRUMENT PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES.

PREPARED BY:

McCALEB and KIRKLAND
Attorneys at Law
118 Old Shackle Island Road
Hendersonville, TN 37075
822-1610

MORTGAGEE:

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $10.00.

Virginia Carolyn Guy
Affiant

Sworn to and subscribed before me on this the 25th day of March, 1991.

L. Chandler Dep. Reg
~~Notary Public~~

~~Commission Expires:~~ _____

ADDRESS OF NEW OWNER;	SEND TAX BILLS TO:	MAP/PARCEL NO.
Ms. Virginia Carolyn Guy 161 Roberta Drive Hendersonville, TN 37075	Same as Owner	072-06-0 101.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, I, **WINNIE F. McCLOUD**, hereinafter called the **GRANTOR**, has bargained and sold, and ~~by~~ quit claim these presents, does transfer and convey unto **VIRGINIA CAROLYN GUY**, a married person, hereinafter called **GRANTEE**, her heirs and assigns, her interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING all of Lot No. 16 on the Map of C. W. Waller's Subdivision of the John D. Anderson Home Place of record in Book 421, Page 35, Register's Office for said County, except a strip of ground 50 x 180 feet out of the Southwest corner of the same and described as follows:

BEGINNING at a point in the North margin of Elvira Avenue at the corner of Lots 15 and 16; thence with the line between said lots Northerly 385.2 feet to a point; thence westerly 100.8 feet to the corner of Lots 16 and 17; thence with the line between said lots Southerly 218 feet to a point; thence easterly parallel to the North margin of Elvira Avenue 50 feet to a point; thence Southerly, parallel to the line between lots 16 and 17, 180 feet to the North margin of Elvira Avenue; thence with the margin of the same, easterly 50 feet to the beginning.

BEING the same property conveyed to LOOMAN G. McCLOUD and wife, WINNIE

P. MCcLOUD by Deed from LARRY K. LANKFORD and wife, ELIZABETH LANKFORD of record in Book 2284, Page 381, Register's Office for Davidson County, TN.

The said Looman G. McCloud having since died leaving as tenant by the entirety the said Winnie P. McCloud.

This conveyance is made subject to Easement granted Lakewood Water Company by an instrument of record in Book 970, Page 242, said Register's Office for the purpose of laying and maintaining a water main along the westerly 3 feet of Lot 16, reference to which is here made.

This is improved property known as 919 Elvira Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said **GRANTEE**, her heirs and assigns, forever; and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, her 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 25th day of March, 1991, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Winnie P. McCloud

WINNIE P. McCLOUD

STATE OF TENNESSEE

6251 03/25 0101 01CASH 6.00

COUNTY OF SUMNER

BEFORE ME, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, WINNIE P. McCLOUD, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and seal in Hendersonville, Tennessee on this the 25 day of March, 1991.

Mary V. Brooks

Notary Public

My Commission Expires: 6-27-93

MARY V. BROOKS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0 F 4 5 3

IDENTIF. TREFERENCE

MAR 25 12 29 PM '91

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

PICK-UP