BOOK 8331 PAGE 238

RE-RECORD

BOOK 8342 PAGE 339

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April, 19 91

Notary Public

MY COMMISSION EXPIRES 1/22/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Thomas A. Ranseen	CTX Mortgage Corporation	MAP 103-12
(NAME)	(NAME)	
3814 Central Avenue	P.O. Box 19000	PARCEL 270
(ADDRESS)	(ADDRESS)	
Nashville, Tn 37205	Dallas, Texas 75219-9000	26W 1665
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Terry L. Clements and wife, Nancy C. Clements

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas A. Ranseen and wife, Danette D. Ranseen

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 the easterly 45 feet of Lot No. 215 and the westerly 5 feet of Lot No. 216 on the Map of Richland Realty Company's Second Subdivision, Division "B", of record in Book 332, Page 92, Register's Office for Davidson County, Tennessee.

SAID property fronts 50' on the northerly side of Central Avenue and extends back 200 feet along the easterly and westerly side lines to a rear line measuring 50' thereon.

BEING the same property conveyed to Terry L. Clements and wife, Nancy C. Clements by deed from Arthur Joseph Rebrovick, Jr. of record in Book 5091, Page 771, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

07040

IDENTIF. REFERENCE

Apr 16 2 32 PM '91

5333 04/16 0101 03CHECK 412.90

unimproved ( )
This is improved (X) property, known as 3814 Central Avenue, Nashville, Tn 37205
(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 our hand s this 12th day of April, 19 91

Terry L. Clements

Nancy C. Clements

RE-RECORD BOOK 8342 PAGE 340

BOOK 8331 PAGE 239

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 Terry L. Clements and wife, Nancy C. Clements

the bargainor s, 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 12th day of April, 19 91

Commission expires 11/22/95

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

3136 05/01 0101 03CHECK 6.00

RE-RECORD

11096

IDENTIF. REFERENCE

May 1 11 PM '91

FELIX DAVIDSON COUNTY TN.

WARRANTY DEED

FROM
Terry L. Clements and wife, Nancy C. Clements

TO
Thomas A. Ranseen and wife, Danette D. Ranseen

RETURN TO:
Saturn & Mazer, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201