File Box 43

GENERAL WARRANTY DEED

FROM:
Peggy Eubanks
Leslie Eubanks
Homer Allen
Mabel Allen
E. Nadine Clemmons
Fredrick E. Clemmons

GRANTORS

TO:
E. Nadine Clemmons
Fredrick E. Clemmons

GRANTEES

This Instrument Prepared by:
ADAMS, TAYLOR, PHILBIN, PIGUE
& MARCHETTI
One Union Street
Nashville, TN 37201

BOOK 8472 PAGE 200

Address New Owner(s)	Mortgagee	Map Parcel Number(s)
E. Nadine Clemmons 4218 Hermitage Road Old Hickory, TN 37138		75-0-9 4D-30680

Send Tax Bills to: Owner: X Eunice Nadine Clemmons
Mortgagee: _____

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Peggy Eubanks, who is conveying her entire one-half (1/2) undivided interest, Homer Allen and wife, Mabel Allen, who are conveying their entire one-fourth (1/4) undivided interest, and E. Nadine Clemmons, who already owns the remaining one-fourth (1/4) undivided interest but who is joining in as a grantor for the purpose of creating a tenancy by the entirety between her and her husband, all of whom are referred to as Grantors herein and who have** bargained and sold, and by these presents do transfer and convey unto **E. Nadine Clemmons and husband Fredrick E. Clemmons,** Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee.

Leslie Eubanks, husband of Peggy Eubanks and Fredrick E. Clemmons, husband of E. Nadine Clemmons both join in as Grantors for the purpose of conveying whatever right, title or interest they may have in the property which is described as follows:

SEE ATTACHED LEGAL DESCRIPTION MADE A PART HEREOF

This is improved property also known as **4218 Hermitage Road,** Nashville, **Davidson** County, Tennessee.

This conveyance is subject to any recorded Declaration of Protective Covenants, Conditions, or Restrictions, and any easements of Plat affecting said property which are of record in said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his successors and assigns to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

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.

IN WITNESS WHEREOF the Grantor has caused this Deed to be executed this 15th day of October, 1991.

Peggy Eubanks

Leslie Eubanks

Homer Allen

Mabel Allen

E. Nadine Clemmons

Fredrick E. Clemmons

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 **Homer Allen and wife, Mabel Allen and E. Nadine Clemmons and husband Fredrick E. Clemmons** 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, DAVIDSON COUNTY**, Tennessee, this 15th day of October, 1991.

NOTARY PUBLIC

My Commission Expires:

11-27-93

STATE OF MICHIGAN)
COUNTY OF WAYNE)

Personally appeared before me, **the undersigned,** a Notary Public in and for the State and County, the within named **Peggy Eubanks and husband, Leslie Eubanks** 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 Detroit Mi, this 12 day of October, 1991.

NOTARY PUBLIC

My Commission Expires:

09-25-1993

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $18,000.00.

Ennis M. Hewgley
AFFIANT

Sworn to and subscribed before me this 15th day of October, 1991.

Annalisa J. Triggs
NOTARY PUBLIC

My Commission Expires:
11-27-93

5.7.36 r

IDENTIFICATION REFERENCE

Oct 28 12 39 PM '91

LAND in Davidson County, Tennessee, described as follows:

LAND in the 4th Civil District of Davidson County, Tennessee, near Confederate Soldiers Home, in the division of Lots "A" and "B" of Lot No. 1 of Peterson Heirs, as of record in Book 843, Page 49, see also Book 161, Page 62, Register's Office for Davidson County, Tennessee, described according to a survey thereof made September 11, 1950, by Geor. W. Watkins, Surveyor, as follows:

BEGINNING at a railroad spike in the center of Hermitage Road, formerly Ben Jones Road, (leading from Lebanon Pike to the Soldiers Home), said point being 132.6 feet southerly from the southeast corner of the land conveyed to Lee Roy Horsley and wife by deed from Samuel A. Franklin and wife, dated November 10, 1955, filed same date, and recorded in Book 2484, Page 79, R.O.D.C., Tenn., thence parallel with and 132.6 feet south of said Horsley's southerly line, North 87 degrees 15' west, passing easterly margin of N.C.& St.L.Ry. right-of-way at an iron pin 429.7 feet, in all 553.1 feet to an iron pin; thence southerly 132.6 feet to an iron pin; thence easterly, crossing said right-of-way 553.1 feet to railroad spike in center of said Hermitage Road; thence northerly with center of said Road 132.6 feet to the point of beginning. (This tract is immediately south of the tract conveyed to Alexine Peterson Tolston, widow.)

INCLUDED IN, BUT EXPRESSLY EXCLUDED THEREFROM is a tract of land in the 4th Civil District of Davidson County, Tennessee, in the division of Lots A and B of Lot No. 1 of the Peterson Heirs, as of record in Book 843, Page 49, Register's Office for said County, described according to a survey made by E. Davis, dated October 21, 1967, as follows:

Beginning at a monument at the southeast corner of Lot No. 5 on the Plan of part of Tract II of the Matt Donelson Lands, as of record in Book 3106, Page 3, Register's Office for said County; thence easterly with the southerly line of Lot No. 5, if extended, 9.7 feet to an iron pin in the westerly right-of-way of the Tennessee Central Railroad; thence with the same, south 16° 44' east 100 feet to an iron pin; thence westerly 31.8 feet to an iron pin in the easterly boundary of Parcel "A" Reserved in the subdivsiion above referred to, as of record in Book 3106, Page 3, said Register's Office; thence with the same, north 0° 39' east 105 feet to the point of beginning, being property vested in William Clifford Peterson and wife, Edwean Peterson, by deed from Jessie May Peterson Holmes and husband, et al, as of record in Book 3000, Page 111, said Register's Office and as one of the heirs at law of Moses Peterson, deceased.

BEING the same property conveyed to William Clifford Peterson and wife, Edwean Peterson by deed of record in Book 3000, Page 111, said Register's Office, the said Edwean Peterson having predeceased her husband William who died intestate resulting in a one-half (1/2) undivided fee interest being then vested in Peggy Eubanks, a niece, and the remaining one-half (1/2) undivided fee interest having vested in Jessie Mae Peterson Holmes, a sister, who died leaving a Will under which she devised her interest in two equal shares (one-fourth each) to Homer Allen and wife Mabel Allen and Nadine Clemmons said Will being of record in Will Book 173, Page 804, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8472 PAGE 204

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

CAMT 18000.00
CON TX 66.60
PRFEE 1.00
WDEED 12.00
TOTAL 79.60
CHECK 79.60

10/28/91 01 12:37 0001 6388

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.7.361.

IDENTIFICATION REFERENCE

Oct 28 12 39 PM '91

FELIX Z. WILSON
(DAVIDSON COUNTY)
NASHVILLE, TENN.

No. 471090