Return to Box 56

JORDAN & ASSOCIATES
ONE BURTON HILLS BLVD, SUITE 220
NASHVILLE, TN 37215

BOOK 8564 PAGE 888

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

X Anna M. McMahan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December 1991

Notary Public

MY COMMISSION EXPIRES: 1/11/94
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Jordan and Associates., One Burton Hills Blvd, Ste.220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard F. Clippard (NAME)	Sovran Mortgage Corporation (NAME)	103-13-0 043.00
400 West Hillwood Boulevard (ADDRESS)	201 East Cary Street (ADDRESS)	
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Richmond, Virginia 23219-3736 (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, Barbara ~~Chase~~ Duncan Chase and Anna McMahan and Bonnie Jean Goeller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard F. Clippard and wife, Norma C. Clippard

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:

Being part of Lot No. 6 on the plan of Hillwood Estates, Section 2, as of record in Book 1835, page 80, Register's Office for said County, described as follows: Beginning on the northerly margin of West Hillwood Boulevard at the corner of lots Nos. 5 and 6; thence with said Boulevard, eastwardly 364.05 feet to the beginning of a curve; thence around said curve with a radius of 35 feet, northwestwardly 69.56 feet to the southwesterly margin of Wilsonia Avenue; thence with same, northwestwardly 301.02 feet to the corner of lots Nos. 6 and 7; thence with the line between said two lots, southwestwardly 180.3 feet to the corner of lots Nos. 5, 6 and 7; thence eastwardly 15 feet to the northeast corner of the property conveyed to Jerome A. Aley and wife, by deed from H.G. Hill Realty Company, of record in Book 2014, page 363, said Register's Office; thence with Aley's easterly line, southwardly 218 feet, more or less, to the beginning.

Being the same property conveyed to Herbert Duncan and wife, Tempa Duncan by deed from Harmony Homes, Inc. of record in Book 2032, page 365, Register's Office, Davidson County, Tennessee. Herbert Duncan having since deceased leaving the property vested in Tempa Duncan as surviving tenant in the entireties. Tempa Duncan has since died leaving said property, according to her Will in Will Book 177, page 297, Probate Court Clerk's Office, Davidson County, Tennessee (Davidson County Probate Court Docket No. 98013), to her heirs Barbara Duncan Chase, Anna McMahan, and Bonnie Jean Goeller as evidenced in Affidavit of Heirship of record in Book 8564, page 887, said Register's Office.

unimproved ( )
This is improved (X) property, known as ~~400 West Hillwood Boulevard, Nashville, Tennessee 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 9th day of December 19 91

Barbara Duncan Chase
Barbara ~~Chase~~ Duncan (BDC) Chase

Bonnie Jean Goeller
Bonnie Jean Goeller

Anna M. McMahan
Anna McMahan

BOOK 8564 PAGE 889

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Chase, a Notary Public in and for said County and State, the within named Barbara Chase Duncan/and Anna McMahan ~~and Bonnie Jean~~ Goeller

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 9th day of DEcember 19 91

Commission expires 1/11/92

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

ACKNOWLEDGEMENT

STATE OF GEORGIA
COUNTY OF CHATHAM

On this 6th day of December, 1991, before me personally appeared Bonnie Jean Goeller, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in an who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal this 6th day of December, 1991

ARLENE CATHERINE KING NOTARY PUBLIC
Notary Public, Chatham County, Ga.
My Commission Expires Jan. 31, 1994

My Commission Expires:

6.8.268

INDEXING REFERENCE

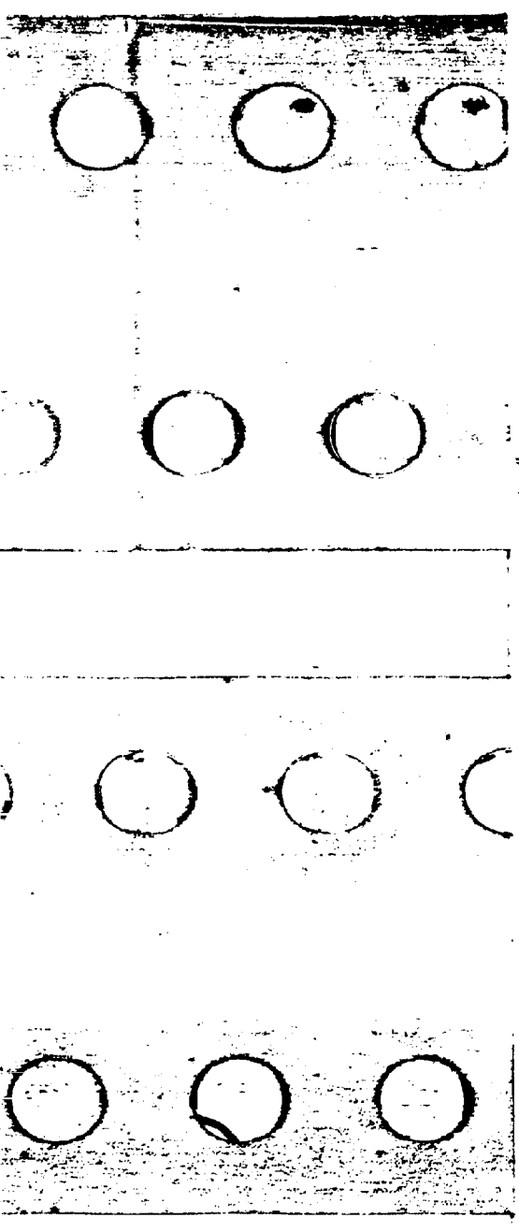
WARRANTY DEED Dec 10 10 27 AM '91

FROM
Barbara Chase Duncan and Anna McMahan and Bonnie Jean Goeller

TO
Richard F. Clippard and wife, Norma C. Clippard

RETURN TO:
Jordan and Associates.
One Burton Hills Blvd, Ste. 220
Nashville, TN 37215

1076 12/10 0101 03CHECK 654-50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8504 PAGE 890

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	
				175000.00
			CON TX	647.50
			PRFEE	1.00
			WDEED	6.00
			TOTAL	654.50
			CHECK	654.50
12/10/91	01		10:30 0001	1076

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.8.2 6.8.

IDENTIFICATION REFERENCE

Dec 10 10 27 AM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 483623