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STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March, 19 92

Notary Public

MY COMMISSION EXPIRES: 7-19-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Maddox & Hicks, P.C., 1101 17th Avenue South, Nashville, TN 37212

NAME	ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL-NUMBERS
Thomas & Delores Clydesdale		Map 75-11
(NAME) 916 Cointreau Drive	(NAME)	Parcel 105 & 131
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, TN 37076	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN 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, EDWARD T. CLYDESDALE, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS A. CLYDESDALE, JR. and wife, DELORES S. CLYDESDALE

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 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 Edward T. Clydesdale by Deed from Jimmy L. Watson and wife, Joyce A. Watson and Norman W. Miller and wife, Nancy M. Miller of Record in Book 8309, Page 710, 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 and is done without benefit of title insurance or survey.

MTG TAX 247.50 CHECK

unimproved ( )
This is improved (X) property, known as 916 Cointreau Drive, Hermitage, Tennessee 37076
(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 my hand this 13th day of March, 19 92

Edward T. Clydesdale

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Edward T. Clydesdale

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with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand, at office, this 13th day of March, 19 92

Commission expires 7-19-92

J. Rush Hickman
Notary Public

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 19____.

Commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

Prepared by:

9 2 2 1 5

IDENTIFICATION REFERENCE

MAR 13 2 43 PM '92

DAVIDSON COUNTY, TN

PICK-UP



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	65000.00
CON TX	240.50
PRFEE	1.00
WDEED	6.00
TOTAL	247.50
CHECK	247.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/13/72 01 14:51 0001 6226

92215.

IDENTIFICATION REFERENCE

MAR 13 2 43 PM '72

DAVIDSON COUNTY, TN

No. 510659