File No: 8497-1

BOOK 8675 PAGE 503

Address New Owner: Donald R. Clemons etux
5521 Saddle Wood Lane
Brentwood, Tenn. 37027

Send Tax Bills To: Same

Map/Parcel
Map 118-8
Par 194

WARRANTY DEED

FOR AND IN CONSIDERATION 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, JIM STEVENS, a single person, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto DONALD R. CLEMONS and wife, VICTORIA S. CLEMONS, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Grandview Heights as of record in Book 161, page 14, Register's Office for Davidson County, Tennessee (to which plat reference is hereby made for a more particular description).

Said Lot No. 91 fronts 50 feet on the westerly side of Winford Avenue and runs back between parallel lines 150 feet to an alley.

BEING THE SAME property conveyed to Jim Stevens by deed from T. Larry Edmondson, Substitute Trustee, of record in Book 8530, Page 634, said Register's Office.

THIS PROPERTY is conveyed subject to all matters shown on the Plan of record in Book 161, page 14, said Register's Office; any easements; and to all applicable local government planning, building and zoning regulations.

THIS IS improved property known as 2509 Winford Avenue, Nashville, Tennessee. This property and improvements are transferred in "AS IS" condition.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said DONALD R. CLEMONS and wife, VICTORIA S. CLEMONS, their heirs and assigns, forever.

AND GRANTOR COVENANTS that he is lawfully seized and possessed of said real estate, in fee simple, that he has a good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

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.

WITNESS my hand on this 9 day of July, 1992.

JIM STEVENS, a single person

27447

IDENTIF. TREFERENCE

JUL 14 1 53 PM '92

DAVIDSON COUNTY TN.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $17,500.00.

J. Donald Clemens
AFFIANT

Sworn to and subscribed before me this 13 day of July, 1992.

B. F. Hall Jr.
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENN.

My commission expires: 1-22-95.

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 Jim Stevens, a single person, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 9th day of July, 1992.

Anna L. Krugman
NOTARY PUBLIC

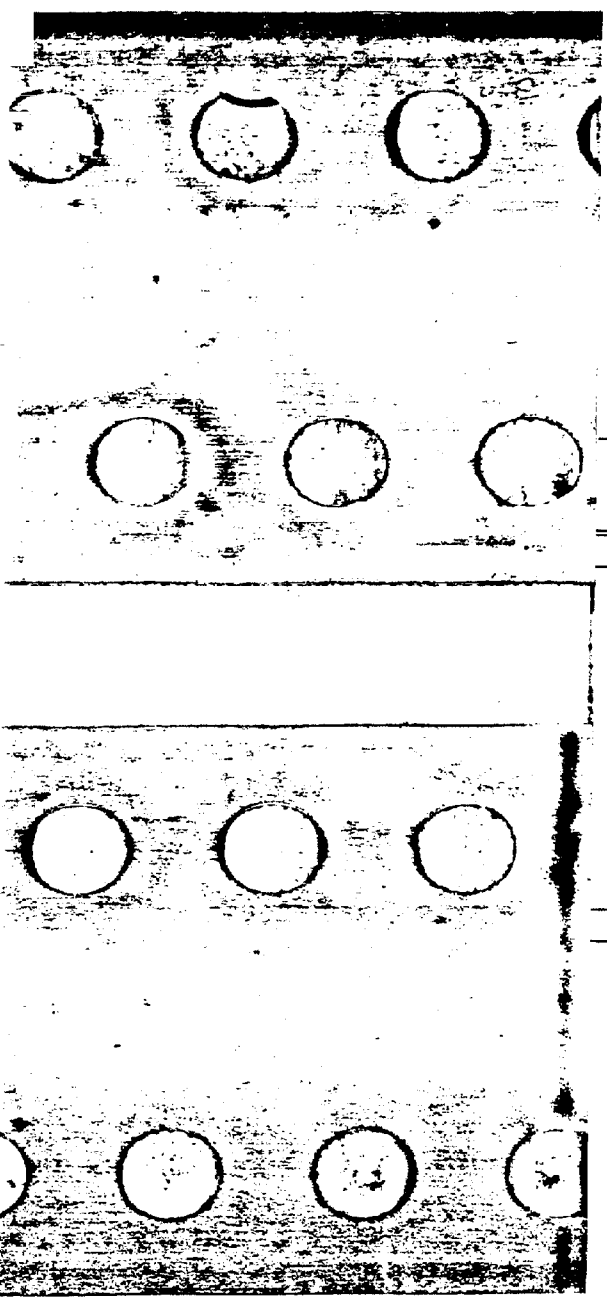
NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: My Commission Expires Sept. 26, 1992

Mail

This instrument was prepared by:
David Coleman, Attorney
9000 E. Church St. B-102
Brentwood, TN 37027

5398 07/14 0101 03CHECK 73.75



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8675 PAGE 505

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 17500.00
CON TX 64.75
PRFEE 1.00
WDEED 8.00
TOTAL 73.75
CHECK 73.75

07/14/92 01 13:53 0001 5398

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27447

IDENTIF. REFERENCE

JUL 14 1 53 PM '92

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 550144