Bk 58

BOOK 9039 PAGE 866

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF July 19 93

Notary Public

MY COMMISSION EXPIRES 3/23/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Denzil R. Huff, Sr. (NAME)	NEW OWNER (NAME)	MAP 4
8465 Coopertown Road (ADDRESS)	(NAME) (ADDRESS)	PARCEL 145
Joelton, TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	14 D 52266

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, H. Hughes Clardy and wife, Rose M. Clardy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Denzil R. Huff, Sr. and wife, Christine C. Huff

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. 1 B on the Plan of Hargrove Subdivision, as of record in Book 6050, page 317, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 B fronts 176.50 feet on the southerly margin of Coopertown Road and extends back 633.03 feet on the westerly lot line and 603.40 on the easterly lot line to a line in the rear measuring 178.97 feet thereon.

BEING the same property conveyed to H. Hughes Clardy and wife, Rose M. Clardy by deed from Tim P. Hargrove and Nancy Lynn Gregory of record in Book 8285, page 548, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used on the prior Deed.

This conveyance is subject to 1993 taxes, prorated and assumed by the Grantees the day of closing; all matters as shown on the plan of record in Book 6050, page 317; restrictive covenants of record in Book 7129, page 400 and Book 7129, page 725, said Register's Office; and any easements located on the property.

IDENTIF. & REFERENCE

93 AUG -6 PM 1:51
REGISTER
DAVIDSON COUNTY, TN.

6926 08/06 0101 03CHECK 482.23

unimproved ( )
is is improved (X) property, known as 8465 Coopertown Road, Joelton, TN 37080
(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 ~~30th~~ day of ~~July~~, 19 ~~93~~

H. Hughes Clardy

Rose M. Clardy, by H. Hughes Clardy, attorney-in-fact

DCTN01W 12/88 First Data Systems, Inc. 1-800-626-5427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ann B Waddell, a Notary Public in and for said County and State, the within named H. Hughes Clardy

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, Davidson County, Tennessee, this 30th day of July, 19 93.

Commission expires 3/23/96

Ann B Waddell
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ann B Waddell, a Notary Public within and for the State and County aforesaid, personally appeared H. Hughes Clardy with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the attorney-in-fact of Rose M. Clardy and ~~respectively of the~~ the within named bargainor, ~~and that~~ he as such attorney-in-fact being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation by the~~ bargainor, H. Hughes Clardy as such attorney-in-fact, ~~and attesting the same by the~~.

Witness my hand and official seal at office at Nashville, Davidson County, TN on this the 30th day of July, 19 93.

My commission expires 3/23/96

Ann B Waddell
Notary Public

WARRANTY DEED

FROM

Hughes Clardy and wife, Rose M. Clardy

TO

~~Hazil R. Huff, Sr. and wife,~~ Christine Huff

RETURN TO:

COMBOS & HIX, P. C.
315 Deaderick Street, Su. 1100
Nashville, TN 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9039 PAGE 868

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

DAMT
127900.00
CON TX 473.23
PRFEE 1.00
WDEED 8.00
TOTAL 482.23
CHECK 482.23

05/06/93 01 13:53 0001 6926

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49410

ISSUED A REFERENCE

93 MAY -6 PM 1:51

No. 683301