STATE OF TENNESSEE
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,600.00

Joyce F. Sievers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August, 19 94

Notary Public

MY COMMISSION EXPIRES: November 19, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
BILLY L. SIEVER	NATIONAL MORTGAGE COMPANY	42-7-59
(NAME) 716 GRAYCROFT AVENUE	(NAME) 4041 KNIGHT ARNOLD ROAD	11D 35550
(STREET ADDRESS OR ROUTE NUMBER) MADISON , TN 37115	(STREET ADDRESS) MEMPHIS, TENNESSEE 38118	
(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,

CAROLYN LEE CLUPPER AND MILDRED C. UNGER, UNMARRIED, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF EVERETT A. UNGER, DECEASED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BILLY L. SIEVER AND WIFE, JOYCE F. SIEVER

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. 23 ON THE PLAN OF MORNING VIEW SUBDIVISION, SECTION 1, OF RECORD IN PLAT BOOK 2133, PAGE 95, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO EVERETT A. UNGER AND WIFE, SARAH V. UNGER, BY DEED FROM JAMES M. PRATT, AND WIFE OF RECORD IN BOOK 4270, PAGE 802, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SARAH V. UNGER DIED ON 12/16/74, LEAVING EVERETT A. UNGER AS THE SOLE SURVIVOR OF A TENANCY BY THE ENTIRETIES; EVERETT A. UNGER, WHO WAS ONE IN THE SAME PERSON AS EVERETT ALTON UNGER, DIED TESTATE ON SEPTEMBER 2, 1985 IN DAVIDSON COUNTY, TENNESSEE; THE LAST WILL AND TESTAMENT OF EVERETT ALTON UNGER OF RECORD IN BOOK 9345, PAGE 544, SAID REGISTER'S OFFICE, DEVISED THE ABOVE DESCRIBED REAL PROPERTY UNTO MILDRED C. WOOD (WHO SUBSEQUENT TO THE DRAFING OF THE SAID WILL BECAME HIS SPOUSE AND IS ONE IN THE SAME PERSON AS MILDRED C. UNGER) AS TO A LIFE ESTATE, WITH THE REMAINDER IN FEE UNTO CAROLYN LEE CLUPPER.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

Joseph L. Clupper, SPOUSE OF CAROLYN LEE CLUPPER JOINS IN THIS CONVEYANCE FOR THE EXPRESS PURPOSE OF CONVEYING ANY AND ALL OF HIS RIGHT TITLE AND INTEREST, INCLUDING ALL MARITAL AND HOMESTEAD RIGHTS, IN AND TO THE WITHIN DESCRIBED PROPERTY UNTO BILLY L. SIEVER AND WIFE, JOYCE F. SIEVER.

This is improved X unimproved property, known as 716 GRAYCROFT AVENUE , MADISON , TN , 37115
(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 12th day of August, 19 94

CAROLYN LEE CLUPPER: Carolyn Lee Clupper Joseph L. Clupper: Joseph L. Clupper

MILDRED C. UNGER, UNMARRIED: Mildred C. Unger Mildred C. Unger
MILDRED C. UNGER, EXECUTIRX

BOOK 9437 PAGE 908

STATE OF TENNESSEE
County of SUMNER

Personally appeared before me, CAROLYN LEE CLUPPER AND HUSBAND Joseph L. Clupper AND MILDRED C. UNGER, UNMARRIED
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 12th day of AUGUST, 19 94

Commission expires 11/19/94

W.K. GEORGAS, JR. Notary Public

STATE OF TENNESSEE
County of SUMNER

Personally appeared before me, MILDRED C. UNGER, IN HER CAPACITY AS EXECUTRIX OF THE HER HUSBAND, EVERETT A. UNGER, DECEASED
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 EXECUTRIX 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 12th day of AUGUST 1994

Commission expires 11/19/94

W.K. GEORGAS, JR. Notary Public

W.K. GEORGAS, JR. NOTARY PUBLIC

W.K. GEORGAS, JR. NOTARY PUBLIC

FELIX A. DAVIDSON, COUNTY, TN. REGIST

'94 AUG 16 AM 10:27

81624

IDENTIF. & REFERENCE

WARRANTY DEED

FROM

CAROLYN LEE CLUPPER, ET AL

TO

BILLY L. SIEVER, ET UX

PLEASE RETURN TO:

AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

8387 08/16 0101 03CHECK 303.52





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

RECEIVED OF _____

FOR _____

BOOK 9437 PAGE 909

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	79600.00
CON TX	294.52
PRFEE	1.00
WDEED	8.00
TOTAL	303.52
CHECK	303.52

08/16/94 01 10:27 0001 8387

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81624
IDENTIF. ↑ REFERENCE

94 AUG 16 AM 10:27
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 824848