BOOK 9455 PAGE 724

22

WARRANTY DEED

RE-RECORD
BOOK 9462 PAGE 479

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 53,730.93
Mary Dane Wadkins
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF August, 94
Notary Public
MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARY DANE WADKINS (NAME)	CHEMICAL MORTGAGE COMPANY (NAME)	90-8-180
6415 ROBERTSON AVENUE (ADDRESS)	200 OLD WILSON BRIDGE ROAD (ADDRESS)	08DA20450
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	WORTHINGTON, OH 43085 (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, CAROL J. CLINTON, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY DANE WADKINS, A SINGLE WOMAN

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. 15, on the Plan of Charlotte Park Annex, of record in Book 3700, page 49, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Toby R. Clinton and Carol J. Clinton and N. T. Clinton, by deed from C & B Properties, of record in Book 7226, page 626, Register's Office for Davidson County, Tennessee. The said N. T. Clinton having since quitclaimed his interest unto Carol J. Clinton by deed of record in Book 9394, page 390, and Toby R. Clinton having quitclaimed his interest unto Carol J. Clinton by deed of record in Book 9420, page 418, Register's Office for Davidson County, Tennessee.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

The property herein conveyed is subject to restrictive covenants of record in Book 3963, page 586, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7226, page 629, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

94 SEP -2 PM 1:50
[illegible] REGISTER
DAVIDSON COUNTY, TN.

87675
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 6415 ROBERTSON AVENUE, NASHVILLE, TN 37209
(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 30th day of August, 19 94

Carol J. Clinton
CAROL J. CLINTON

RE-RECORD

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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 CAROL J. CLINTON, A SINGLE WOMAN

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 30th day of August, 19 94

Commission expires July 26, 1997

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

90040

IDENTIFICATION REFERENCE

RE-RECORD

94 SEP 12 PM 1:21

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

4949 09/02 0101 03CHECK 207.69

7510 09/12 0101 03CHECK 8.00