BOOK 9866 PG 703

1 4 B

Prepared By:
NEAL & HARWELL
2000 First Union Tower
150 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 244-1713

SPECIAL WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Thelma T. Clanton 626 Nocturne Drive Nashville, TN 37204	Thelma T. Clanton 626 Nocturne Drive Nashville, TN 37204	Map 129-10 Parcel 42

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of Canzy G. Starling, the decedent's Last Will and Testament having been duly admitted to probate in Davidson County, Tennessee, and recorded in Will Book 195, Page 75, and File No. 94P-1896, Probate Court Clerk's office for Davidson County, Tennessee, Thelma T. Clanton, Executrix of the Estate of Canzy G. Starling, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Thelma T. Clanton, individually, the GRANTEE herein, for her natural life, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

> Lot No. 65, as shown on the Plan of West Meade Park, Section 3, as of record in Book 3300, Page 23, Register's Office for said County.
>
> Said Lot No. 65 fronts 145 feet on the northwesterly side of Ellesmere Road, and extends back 581.6 feet on its northeasterly line and 609.6 feet on its southwesterly line, to a dead line, measuring 156 feet thereon.
>
> Being the same property conveyed to C. G. Starling (also known as Canzy G. Starling) by virtue of a warranty deed of record in Book 4793, Page 429, said Register's Office.
>
> This is improved property known as 6628 Ellesmere Road, Nashville, TN 37205.
>
> This is the same legal description as that used in the last deed prior to this transfer

95 NOV 22 AM 10:00
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

012532
IDENTIFICATION REFERENCE

GRANTOR grants the remainder interest in the described real property, effective on the death of Thelma T. Clanton, to A.

J. Thomas, Jr., and William Eric Thomas, each to have a one-half (1/2) undivided interest in the real property, in fee simple absolute.

GRANTOR covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, that she has good right to convey it and the same is unencumbered except for those matters which might be determined by an examination of title in the Register's Office for Davidson County, Tennessee.

GRANTOR, for herself and her successors, hereby covenants and agrees to and with GRANTEE, her successors and assigns, that GRANTOR will warrant and defend said land and premises against the lawful claims of all persons claiming through the GRANTOR as Executrix of the Estate of Canzy G. Starling, but not further or otherwise.

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 this 18th day of October, 1995.

Thelma T. Clanton
THELMA T. CLANTON, Executrix of the Estate of Canzy G. Starling

ACKNOWLEDGEMENTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Thelma T. Clanton, Executrix of the Estate of Canzy G. Starling, the within named 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, in her capacity as Executrix of the Estate of Canzy G. Starling.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 18th day of October, 1995.

Tammy Turner
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires:
1-27-96

BOOK 9865 PG 705

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is zero ($0), as this instrument is executed to implement a testamentary device..

Thelma J. Clanton
Affiant

Sworn to and subscribed before me this 18th day of October, 1995.

Tammy Turner Fox
Notary Public

NOTARY PUBLIC ST. LOUIS STATE OF MISSOURI

My Commission Expires:
1-27-96

0959 11/22 0101 03CHECK 12.00