BOOK 10129 PG 525

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 34,000.00.

AFFIANT

Subscribed and sworn to before me, this 22nd day of July, 1996.

NOTARY PUBLIC

My commission expires: 5/23/98

This instrument was prepared by: Beck & Beck Attorneys, 4205 Gallatin Road, Nashville, Tennessee 37216

Address of New Owner as follows: Applegate Motors, 733 West Douglas, Nashville, Tennessee 37207.

Send Tax Bills to: John D. Applegate @ Applegate Motors, 733 West Douglas, Nashville, Tennessee 37207.

Map-Parcel Numbers: 71-11-88

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, **DAVID LEE CLARK, JAMES A. CLARK, JR., SHIRLEY A. BINKLEY, SANDRA K. BINKLEY AND PATRICIA S. PATTERSON, children and heirs of: MABLE E. CLARK, are joining in this conveyance to convey all their rights in this property,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto, **JOHN D. APPLEGATE,** hereinafter called the Grantee, his heirs, [successors] and assigns, a certain tract [parcel] of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee being the westerly 50 feet of Lot No. 69 on the Plan of Trinity Heights Addition as of record in Book 161, Page 38, Register's Office for said County, described according to survey by Hal R. Swann, Jr., Surveyor, dated March 2, 1996, as follows:
>
> Said part of Lot No. 69 fronts 50 feet on the southerly margin of Edith Avenue and runs back 154.5 feet on the easterly line and 155 feet on the westerly line, to the northerly margin of an alley on which it measures 50 feet.
>
> Being the same property conveyed to JAMES A. CLARK AND WIFE MABLE E. CLARK by deed from D.W. Swindle and wife Ottie L. Swindle of record in book 4799, page 115, Register's Office for Davidson County, Tennessee.

James A Clark died May 11, 1993 thus vesting the property in his wife Mable E. Clark by virtue of their ownership by Tenants by the Entirity. Mable E. Clark executed a written will recorded in Will Book 191 Page 357 in Davidson County, Tennessee, said will left her real estate in equal shares to her five (5) children Shirley A. Binkley, Sandra K. Binkley, James A. Clark, Jr., Patricia S. Patterson and David Lee Clark.

The preparer of this deed makes no representation as to the title of property described or as to the accuracy of its description herein conveyed as it was prepared strictly by documents provided by the parties involved.

TO HAVE AND TO HOLD said tract [parcel] of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its heirs [successors] and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out' and Grantors do further covenant and bind theirself, their heirs [successors] and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs [successors] and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 22nd day of July, 1996.

GRANTORS:

David R Clark

DAVID LEE CLARK

James A Clark Jr.

JAMES A. CLARK, JR.

Shirley A Binkley

SHIRLEY A. BINLKEY

Sandra K. Binkley

SANDRA K. BINKLEY

Patricia S Patterson

PATRICIA S. PATTERSON

96 JUL 23 PM 2:25

REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0206448

IDENTIFICATION/REFERENCE

96 07 23 01:01 DSC-CHECK 150.20

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for this County and State, **DAVID LEE CLARK**, the within named bargainor, with who 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, at office in Nashville, Tennessee, this 22nd day of July, 1996.

Jeff Shoulders

NOTARY PUBLIC

My Commission Expires: 5-23-98

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 **JAMES A. CLARK, JR.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville Tennessee, this 22nd day of July, 1996.

Jeff Shoulders

NOTARY PUBLIC

My Commission Expires: 5-23-98

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for this County and State, **SHIRLEY A. BINKLEY**, the within named bargainor, with who 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, at office in Nashville, Tennessee, this 22nd day of July, 1996.

Jeff Shoulders

NOTARY PUBLIC

My Commission Expires: 5-23-98

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for this County and State, **SANDRA K. BINKLEY**, the within named bargainor, with who 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, at office in Nashville, Tennessee, this 22nd day of July, 1996.

Jeff Shoulders

NOTARY PUBLIC

My Commission Expires: 5-23-98

STATE OF TENNESSE

COUNTY OF Davidson

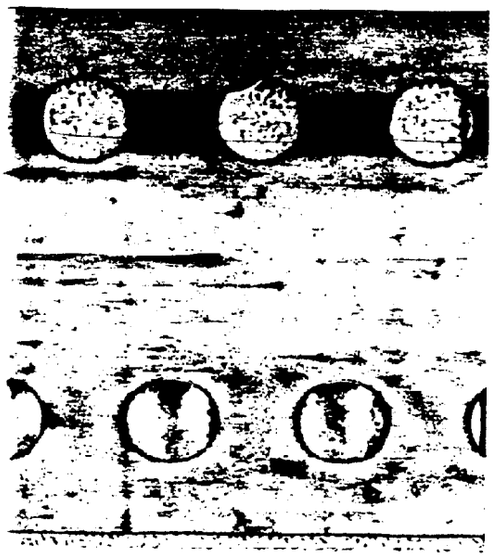
Personally appeared before me, the undersigned, a Notary Public in and for this County and State, **PATRICIA S. PATTERSON**, the within named bargainor, with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville Tennessee, this 22nd day of July, 1996.

Jeff Shoulders

NOTARY PUBLIC

My Commission Expires: 5-23-98



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

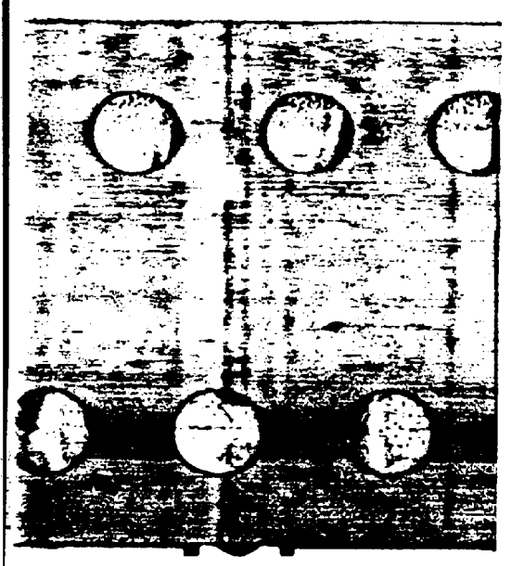
RECEIVED OF _____

FOR _____

BOOK 10129 PG 529

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	36000.00
CON TX	133.20
PRFEE	1.00
WDEED	16.00
TOTAL	150.20
CHECK	150.20

07/23/96 01 14:34 0001 8349

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0206448
IDENTIFICATION REFERENCE

96 JUL 23 PM 2:25
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1065980