FILE NO. 35030
FILE BOX "7"

FORM NO WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF NOVEMBER, 1996

Notary Public

MY COMMISSION EXPIRES 1/25/98
(AFFIX SEAL)

BOOK 10273 PG 872

THIS INSTRUMENT WAS PREPARED BY:
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DEANNA L. COURTER	S A M E	118-8-197
(NAME)	(NAME)	6DA 24550
808 Sandburg Place		118-8-198
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	6DA 24555
Nashville, TN 37214		
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (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 DONALD CLEMONS and wife, VICTORIA E. CLEMONS

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

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 Lots Nos. 87 and 88, on the Grandview Heights Addition, a plan of which is recorded in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

BEING part of the same property conveyed to Donald Clemons by Quitclaim Deed from Clyde Clemons and wife, Virginia Clemons of record in Book 7826, page 51, Register's Office for Davidson County, Tennessee and by deed from Woods Asphalt Maintenance, Inc., of record in Book 7609, page 9, Register's Office for Davidson County, Tennessee.

0250808
IDENTIF. ↑ REFERENCE

96 NOV 27 PM 2:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is unimproved / X improved property known as 2515 and 2517 Winford Avenue, Nashville, Tennessee
(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 1st day of November, 1996

X Donald Clemons
DONALD CLEMONS

X Victoria E. Clemons
VICTORIA E. CLEMONS

BOOK 10273 PG 873

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named DONALD CLEMONS and wife, VICTORIA E. CLEMONS

the bargainor S, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of November, 1996.

Commission Expires 7/25/98

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

0014 11/27 0101 03CHECK 227.3

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10273 PG 874

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	59000.00
CON TX	218.30
PRFEE	1.00
MTEED	8.00
TOTAL	227.30
CHECK	227.30

11/27/96 01 14:46 0001 0014

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0250808
IDENTIF. ↑ REFERENCE

96 NOV 27 PM 2:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1092695