0251416

IDENTIF. ↑ REFERENCE

96 DEC -2 PM 2:29

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (ljh) Title No: 38374
Dav. Co. File: Box 8

BOOK 10276 PG 302

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
E. Finney Clarkson 3919 Dakota Avenue Nashville, TN 37209	CTX Mortgage Company P. O. Box 199000 Dallas, Texas 75219

TAX MAP-PARCEL NUMBERS: 91-16-371

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Essell E. McGlothin now known as Essell E. Lowery, and spouse, Eva Sue McGlothin, now known as Eva Sue Lowery,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **E. Finney Clarkson ,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, being in the 11th, formerly 24th Ward of the City of Nashville, Tennessee, being part of the 28.26 acre tract shown on the Map of Charlotte Park Company's Addition extended, as of record in Book 421, Page 10, and more particularly described as follows:

BEGINNING at the southeastern corner of 40th Avenue, North, formerly "C" or Stump Avenue, and Dakota Avenue, formerly 4th Avenue; thence with the southerly margin of Dakota Avenue, eastwardly 75 feet; thence at right angles southwardly 150 feet; thence at right angles westwardly 75 feet to the easterly margin of 40h Avenue, North; thence with said margin northwardly 150 feet to the point of beginning.

BEING the same property conveyed to Essell E. McGlothin and wife, Eva Sue McGlothin by deed from Tom Hardy, doing business as Hardy Realty, and wife, Sandra S. Hardy of record in Book 6359, Page 681, Register's Office for Davidson County, Tennessee. Essell Everett McGlothin was subsequently granted a name change by Order of the Davidson County Probate Court Docket No. 95P-1403, dated August 23, 1995, a copy of which order is attached hereto as Exhibit A. Essell Everett Lowery and Eva Sue Page McGlothin remarried on November 25, 1995 for the purpose of allowing Eva Sue Page McGlothin to take the name of Lowery. A copy of the marriage license dated November 25, 1995 is attached hereto as exhibit B.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This is ( )improved property, known as: 3919 Dakota Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on November 27, 1996.

Essell E. Lowery

Eva Sue Lowery

State of Tennessee
County of Davidson

On November 27, 1996, before me the undersigned authority, personally appeared Essell E. Lowery and Eva Sue Lowery, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

My Commission Expires: _____

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 52,000

E. Finney Clarkson
Affiant

Sworn and subscribed before me on November 27, 1996.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

0649 12/02 0101 03CHECK 209

Exhibit A

BOOK 10276 PG 304

FILED
95 AUG 23 PM 3:18
RICHARD R. ROOKER, CLERK
D.C.

IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE

IN THE NAME CHANGE OF:)
)
Essell Everett McGlothin,)
)
)
)
) No. 95P-1403

ORDER OF NAME CHANGE

IT APPEARING to the Court as evidenced by the petition filed in this matter, that this Court has jurisdiction and that the petitioner desires to change the name of **Essell Everett McGlothin**, born **August 11, 1951**, in the State of **Ohio**, to **Essell Everett Lowery**, and IT FURTHER APPEARING to the Court that the name change is not being made for any fraudulent, illegal or improper purpose, whatsoever, it is the opinion of this Court that the petition should therefore be granted.

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED, that from henceforth, the full and complete name of the above individual will be Essell Everett Lowery.

IT IS, FURTHER, ORDERED, ADJUDGED AND DECREED, that, if requested, the Ohio Department of Vital Statistics or Birth Records shall so DELETE the prior name of the individual and INSERT the new name of the individual, thus changing the birth certificate to accurately reflect the change as ORDERED herein.

ENTER, this 23 day of August, 1995.

James R. Everett, Jr.
Probate Court Judge

Approved for entry:

Pro Se Petitioner

I hereby certify that this is a true copy of original instrument filed in my office this 23 day of August 19 95
RICHARD R. ROOKER Clerk
By Deputy Clerk

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN

AIL TO

Exhibit B

Marriage License

487

COMMONWEALTH OF KENTUCKY

Any Person Licensed to Celebrate Marriages:
You are hereby authorized to join together in the state of matrimony according to the laws of the Commonwealth of Kentucky

BOOK 10276 PG 305

Bride's Full Name EVA SUE PAGE McGLOTHIN
Residence 815 Wilson Street, Falmouth Kentucky 41040
Groom's Full Name ESSELL EVERETT LOWERY
Residence 815 Wilson Street, Falmouth Kentucky 41040

	Bride	Groom
Date of Birth / Age	09/15/47 AGE 48	08/11/51 AGE 44
Place of Birth	Roane Co. Tenn.	Hamilton Co. Oh.
Race	White	White
Condition (single, widowed, or divorced)	single	single
Number of Previous Marriages	-0-	-0-
Full Name of Father	Edward Wilcher Page	Lonell Cornelius Lowery
Full Maiden Name of Mother	Ruby Katherin Kiser	Millie Brown
Occupation	Nurse	Draftsman

Are you related? NO If yes, what is relationship?

We hereby certify the above information is true to the best of our knowledge.

Eva Sue Page McGlothin — Bride's Signature
Essell Everett Lowery — Groom's Signature

Issued under my authority, as Clerk of PENDLETON County, Kentucky, this 9th day of November, 19 95

CAROL W. OCKERMAN, Clerk Darlene Sorrell, Deputy Clerk

Note: License void 30 days after date issued. Must be returned, completed, to County Clerk, within one month. Use only black ball point permanent ink pen or typewriter.

Certificate of Time and Place of Marriage

I, Norman F. Workman a Minister of the Turner Ridge Baptist church, religious order or civil authority of that name, do certify that on the 25 Th day of November, 19 95 at Falmouth Kentucky, under authority of the above license, I United in Marriage Eva Sue Page McGlothin and Essell Everett Lowery the persons named and described therein, in the presence of Thomas Mundy and K K Sorrell.

I qualified and gave bond, according to KRS Chapter 402, authorizing me to celebrate the rites of Marriage in the County of Campbell, State of Kentucky.

Given under my hand, this 25 Th day of November, 19 95.

Norman F. Workman
Person Performing Ceremony Sign Here

Note: KRS Chapter 402.220 requires the return of this license and completed certificate to the Clerk of the county in which it was issued within one (1) month. Persons failing to do so "shall be fined $50.00" (KRS 402.990.13).

Recorded this 28th *day of* November, 19 95.
In the office of the Pendleton *County Clerk,*
In Marriage Book Number 79, *Page* 487.
Carol W. Ockerman, *Clerk, By* Kathy J. Wyatt, *Deputy Clerk*

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

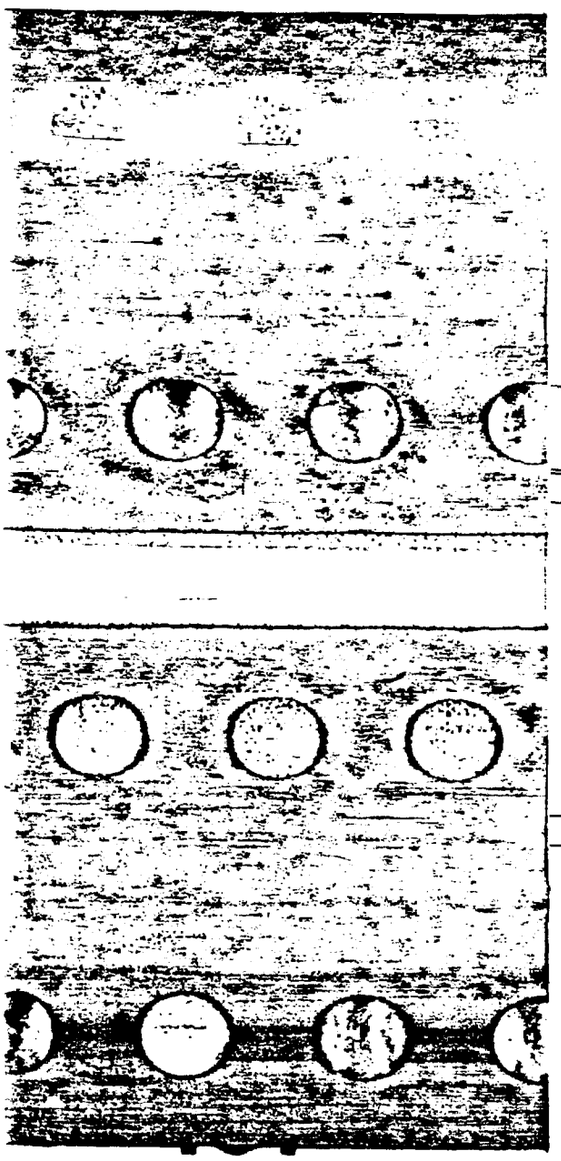
State of Kentucky, County of PENDLETON

I, CAROL W. OCKERMAN, Clerk of the County and State aforesaid, do hereby certify that the above and foregoing is a true and correct copy of the MARRIAGE LICENSE as recorded in Book 79 Page 487 in my office at FALMOUTH Kentucky.

Given under my hand this 28th day of November 19 95.

CAROL W. OCKERMAN Clerk

By Kathy J. Wyatt Deputy Clerk



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

RECEIVED OF _____

FOR _____

BOOK 10276 PG 306

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 52000.00
CON TX 192.40
PRFEE 1.00
TDEED 16.00
TOTAL 209.40
CHECK 209.40

12/02/96 01 14:32 0001 0649

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

025141 6
IDENTIF. ↑ REFERENCE

96 DEC -2 PM 2:29

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1093323