22

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON BK 10413 PG 981
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Deborah S. Dillon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April 19 97

I. DYKE TATUM
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
DEBORAH S. DILLON (NAME)	NATIONSBANK OF TENNESSEE, N.A. (NAME)	94-2-91
1810 SHELBY AVENUE (ADDRESS)	ONE NATIONSBANK PLAZA (ADDRESS)	23W-03085
NASHVILLE, TN 37206 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37239-9918 (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, LEONARD GUY CLINTON, JR. AND WILLIAM EUGENE HESTER AND RICHARD J. LAKEBRINK, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DEBORAH S. DILLON, UNMARRIED

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. 151, on the Plan of EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION, of record in Book 57, page 130, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to LEONARD GAY CLINTON, JR. AND ANN ELIZABETH CLINTON HESTER, EQUALLY, by Will from Aline Mildred Herndon Clinton, of record in Book 5998, page 500, Register's Office for DAVIDSON County, Tennessee. The said ANN ELIZABETH CLINTON HESTER has since died. One-half (1/2) interest was devised to Richard J. Lakebrink, Jr. and William Eugene Hester pursuant to Administrator's Deed of record in Book 10341, page 13, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated March 7, 1997, made by:
JOHN B. KOHL, III, License No. 100
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue, South
Nashville, TN 37203

8408 04/11 0101 03CHECK 157.00

unimproved ( )
This is improved (X) property, known as 1810 SHELBY AVENUE, NASHVILLE, TN 37206
(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 10th day of April 19 97

LEONARD GUY CLINTON, JR.
By: Leonard Guy Clinton Jr. by Richard J. Lakebrink Jr.
RICHARD J. LAKEBRINK, JR., ATTORNEY-IN-FACTRICHARD J. LAKEBRINK, JR.

William Eugene Hester Richard J. Lakebrink Jr.
WILLIAM EUGENE HESTER

BOOK 10413 PG 982

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 WILLIAM EUGENE HESTER AND RICHARD J. LAKEBRINK, JR.

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 10th day of April 19 97

Commission expires July 26, 1997

I. DYKE TATUM Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

LEGAL DESCRIPTION CONTINUATION

This instrument is executed on behalf of LEONARD GAY CLINTON, JR., by RICHARD J. LAKEBRINK, JR., as his Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

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 RICHARD J. LAKEBRINK, JR., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of LEONARD GAY CLINTON, JR., as his Attorney-in-Fact, as the free act and deed of the within named LEONARD GAY CLINTON, JR.

WITNESS my hand and official seal at Nashville, Tennessee, this 10TH day of APRIL, 1997.

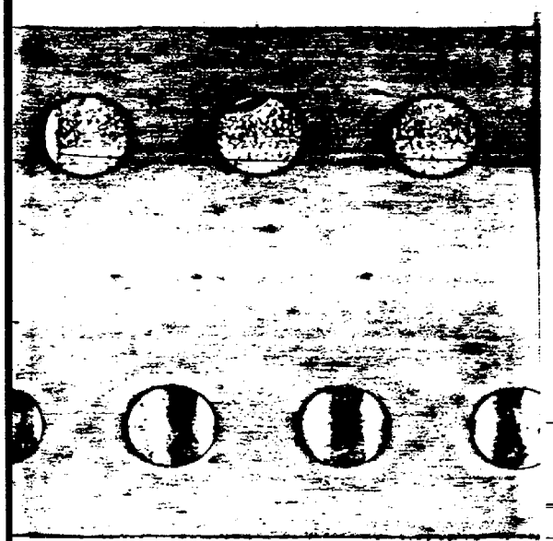
My Commission Expires: 07/26/97

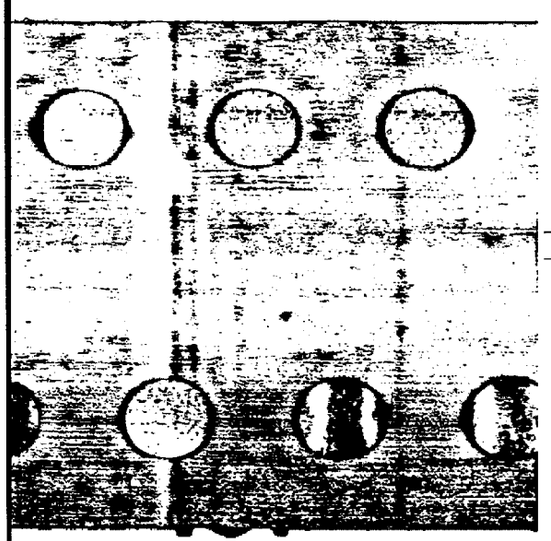
NOTARY PUBLIC I. DYKE TATUM

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0293482
IDENTIF. ↑ REFERENCE

97 APR 11 PM 12:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10413 PG 983

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 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 8.00
TOTAL 157.00
CHECK 157.00

04/11/97 01 12:19 0001 8408

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0293482
IDENTIF. ↑ REFERENCE

97 APR 11 PM 12:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1138619