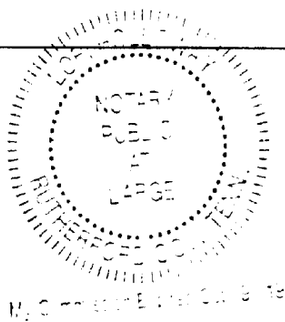
BOOK 10462 PG 656

Box 1



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Fredrick E. Clemmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 1997.

Notary Public

MY COMMISSION EXPIRES: October 9, 1999

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Fredrick E. Clemmons		75-8
(NAME) 4212 Hermitage Road	(NAME) Owner	
(ADDRESS) Old Hickory TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(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, **PEGGY PETERSON EUBANKS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FREDRICK E. CLEMMONS AND WIFE, EUNICE N. CLEMMONS,** , 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 the 4th Civil District of Davidson County , Tennessee, near Confederate Soldiers Home, in the division of lots "A" and "B" of Lot No. 1 of Peterson Heirs as of record in Book 843, page 49 and also see Book 161,page 62, R.O.D.C., Tennessee, according to a survey thereof made September 11, 1959, by Geo. W. Watkins, Surveyor, described as follows:
Beginning at a railroad spike in the center of Hermitage Road, formerly Ben Jones Road, (leading north from Lebanon Pike to the Soldiers Home), said point being the east corner of the land conveyed to Lee Roy Horsley and wife, by deed from Samuel A. Franklin and wife, dated November 10, 1955, and recorded in Book 2484, page 79, R.O.D.C., Tenn., thence with said Horsley's southerly line North 87 deg. 30' west 470.2 feet to an iron pin in the east margin of the N.C. & St.L.Ry. right-of-way (leading to Old Hickory); thence with east margin of said right-of-way, 130 feet, more or less, to iron pin on line; thence south 87 deg.15' east 429.7 feet to an iron pin on line and railroad spike in center of Hermitage Road; thence northerly with center of said Road 132.6 feet to point of beginning.

Being the same property conveyed to Alexine Peterson Tolston, a widow, by deed Book 3000, page 113. Peggy Peterson Eubanks obtained a fee simple interest referenced by heirship affidavits of Alexine Peterson Tolston and William C. Peterson, recorded herewith, Register's Office for Davidson County. Also, Reference a will for Jessie Mae Holmes of record in docket # 96673 Probate Court for Said County.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Peggy Peterson Eubanks by David M. Russell as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 6462 Page 654, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4220 Hermitage Road, Old Hickory, TN 37138
(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 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.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my our hand(s) this 13th day of May, 1997

Peggy Peterson Eubanks

Peggy Peterson Eubanks

by David M. Russell Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named Peggy Peterson Eubanks, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee this 13th day of May, 1997

Commission expires October 9, 1999

Lori Holloway Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5/13/97 before me personally appeared David M. Russell, the person who executed the foregoing instrument on behalf of Peggy Peterson Eubanks, and acknowledged that he executed the same as the free act and deed of the said Peggy Peterson Eubanks, through Power of Attorney granted him, by the said Peggy Peterson Eubanks

Lori Holloway

Commission Expires: 10/9/99

NOTARY PUBLIC AT LARGE

My Commission Expires Oct 9 1999

03071419

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

RECEIVED OF _____

FOR _____

BOOK 10462 PG 658

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 35000.00
CON TX 129.50
PRFEE 1.00
MDEED 8.00
TOTAL 138.50
CHECK 138.50

05/22/97 01 09:42 0001 3780

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0307419
IDENTIFICATION REFERENCE

97 MAY 22 AM 9:38

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 115377