BOOK 10462 PG 662

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		75-11
(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 FOR LIFE ESTATE, LESLIE HOWARD EUBANKS, PATRICIA LYNN SMITH-COBB, DANITA EILEEN GREEN, AND SHARON RENE MOORE**, 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, see also Book 161, page 62, R.O.D.C. Tennessee, described according to a survey thereof made September 11, 1959, by GEO.W. Watkins, surveyor, as follows:

Beginning at a railroad spike in center of Hermitage Road, formerly Ben Jones Road, (Leading from Lebanon Pike to the Soldiers Home), said point being 397.8 feet southerly from the southeast corner of the land conveyed to Lee Roy Horsley and wife, by deed from Samuel A. Franklin and wife, by deed dated November 10, 1955, filed same date, and recorded in Book 2484, Page 79, R.O.D.C. Tennessee; thence parallel with and 397.8 feet south of said Horsley's southerly line, North 87 degrees 15' west 553.1 feet, crossing the N.C.& St. L. Ry. Right-of-Way, to an iron pin; thence southerly 132.6 feet to an iron pin, thence crossing said Right-of- Way, 553.1 feet to a railroad spike in the center of Hermitage Road; thence with center said road northerly 132.6 feet to the point of beginning. (This lot is Immediately south of the tract this day conveyed to Jessie May Peterson Holmes & husband, Henry Holmes.)

And being part of the land conveyed by Cara Peterson and husband, William Peterson, to Moses Peterson, by deed dated April 22, 1918, filed same date, and recorded in Book 509, page 63 and also the northerly one-half (80.7 feet) of the land conveyed to Moses Peterson and Jessie May Holmes, by deed dated March 23, 1939, filed April 3, 1939, and recorded in Book 1079, page 427, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Ernest E. Peterson and wife, Carrie Peterson by deed in Book 3000, Page 117. Ernest E. Peterson predeceased Carrie Peterson. Carrie Peterson died Testate of record in Will Book 112, page 147, Probate Court of Davidson County, leaving the property to her heirs Peggy Patricia Eubanks, for Life Estate with remainder to her grandchildren, Leslie Howard Eubanks, Patricia Lynn Eubanks, Danita Eileen Eubanks, and Sharon Rene Eubanks.

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

Patricia Lynn Smith-Cobb a/k/a Patricia Lynn Eubanks, and Danita Eileen Green a/k/a Danita Eileen Eubanks and Sharon Rene Moore a/k/a Sharon Rene Eubanks and Peggy Peterson Eubanks a/k/a Peggy Patricia Eubanks.

This instrument is executed on behalf of Peggy Peterson Eubanks, Leslie Howard Eubanks, Patricia Lynn Smith-Cobb, Danita Eileen Green and Sharon Rene Moore by David M. Russell as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10462, Page 659, in the Register's Office for Davidson County, Tennessee.

BOOK 10462 PG 663

unimproved ( )
This is improved (X) property, known as 4214 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.

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

Patricia Lynn Smith-Cobb by David M. Russell Attorney-In-Fact

Danita Eileen Green BY David M. Russell Attorney-In-Fact

Sharon Rene Moore by David M. Russell Attorney-In-Fact

Peggy Peterson Eubanks

by David M. Russell Attorney-In-Fact

Leslie Howard 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 and Leslie Howard Eubanks and Patricia Lynn Smith-Cobb and Danita Eileen Green and Sharon Rene Moore, 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, Leslie Howard Eubanks, Patricia Lynn Smith-Cobb, Danita Eileen Green and Sharon Rene Moore, and acknowledged that he executed the same as the free act and deed of the said Peggy Peterson Eubanks, Leslie Howard Eubanks, Patricia Lynn Smith-Cobb, Danita Eileen Green and Sharon Rene Moore, through Power of Attorney granted him, by the said Peggy Peterson Eubanks, Leslie Howard Eubanks, Patricia Lynn Smith-Cobb, Danita Eileen Green and Sharon Rene Moore.

Lori Holloway

Commission Expires: 10/9/99

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires Oct. 9, 1999

PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

0307421

IDENTIFICATION

97 MAY 22 AM 8:39

DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 10462 PG 664

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

CAPT	25000.00
CO. TX	92.50
PRFEE	1.00
WDFEE	8.00
TOTAL	101.50
CHECK	101.50

05/22/97 01 09:43 0001 3782

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0307421
IDENTIFICATION REFERENCE

97 MAY 22 AM 9:39
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1153780