BOOK 10744 PG 187

48
fee

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,500.00

Ronald M. Clabough
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF January 19 98

Ronald M. Clabough
Notary Public

MY COMMISSION EXPIRES: May 16, 1999 (AFFIX SEAL)

TERESA L. BOARD NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.
My Commission Expires: 5-16-99

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald M. Clabough (NAME)	Chase Manhattan Mortgage (NAME)	072-12-0 185.00
1911 Pinehurst (ADDRESS)	343 Thornall Street (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Edison, NJ 08837 (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, Philip R. Saunders and wife, Barbara Saunders and Ruth Saunders Harms, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald M. Clabough

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, TN, being Lot No. 313 on the Plan of Burchwood Gardens, Section III, of record in Book 2900, Page 116, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Philip R. Saunders and wife, Barbara Saunders and Allie May Saunders by deed from S. Briggs Burkhalter and wife, Jean E. Burkhalter of record in Book 3339, Page 503, Register's Office for Davidson County, TN. Allie May Saunders having since died. George Saunders, heir of Allie May Saunders conveyed his interest to Ruth Saunders Harms by quitclaim deed of record in Book 6996, Page 142, said Register's Office.

Subject to Restrictive Covenants in Book 3131, Page 464 and all matters shown on the plan of record.

0386249
IDENTIF. & REFERENCE

98 JAN -2 PM 2:17
FELIX J. DAUGHTREY REGISTER
DAVIDSON COUNTY, TN.

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unimproved ( )
This is improved (X) property, known as 1911 Pinehurst, Nashville, TN 37216
(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 2nd day of January 19 98

Philip R. Saunders
Philip R. Saunders

Ruth Saunders Harms
Ruth Saunders Harms

Barbara Saunders
Barbara Saunders

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Philip R. Saunders and wife, Barbara Saunders and Ruth Saunders Harms

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 Brentwood, Tennessee, this 2nd day of January, 19 98.

Commission expires May 16, 1999

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN. My Commission Expires: 5-16-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

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

RECEIVED OF _____

FOR _____

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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 112500.00
CON TX 416.25
PRFEE 1.00
WDEED 8.00
TOTAL 425.25
CHECK 425.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0386249
IDENTIF. A REFERENCE

98 JAN -2 PM 2:17
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1238550