04035396

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54

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

98 MAY -8 PM 3:31

John M. Jordan, Attorney
2209 CRESTMOOR ROAD
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the **1st** day of **May, 1998** by and between

JOSEPH CLEGHORN, JR., UNMARRIED ,

BOOK 10924 PG 371

hereinafter referred to as Grantor, and

JOSEPH D. CLEGHORN, SR. and BETTY J. CLEGHORN, HUSBAND AND WIFE ,

hereinafter referred to as Grantee

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Joseph Cleghorn Jr.
JOSEPH CLEGHORN, JR.

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **JOSEPH CLEGHORN, JR., UNMARRIED** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **1st** day of **May, 1998**.

CARRIE SCHREINER NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Carrie Schreiner
Notary Public

Commission Expiration: _____

EXHIBIT A

BOOK 10924 PG 372

Legal Description

BEING LOT NO. 79, PLAN OF SUBDIVISION FOR TRACTS 8,9, & 10, NASHBORO VILLAGE, OF RECORD IN BOOK 5200, PAGES 186-189, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOE CLEGHORN, JR. BY DEED FROM THE BANK OF NASHVILLE OF RECORD IN BOOK 10868 PAGE 200 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

5127 05/08 0101 03CHECK 827.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$220,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **1st** day of **May, 1998.**

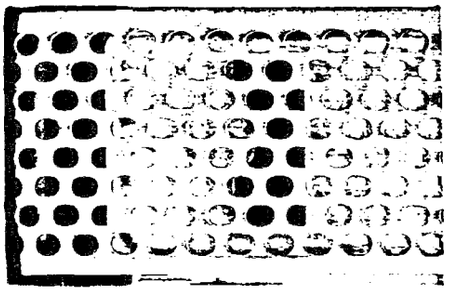
Notary Public

Commission Expiration:

CARRIE SCHREINER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2001

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD NASHVILLE, TN. 37215	FARMERS & MERCHANTS BANK 217 FRANKLIN ST CLARKSVILLE, TN 37040	2604 RAVINE DRIVE NASHVILLE, TN 37217 MAP PARCEL NUMBER 135-16-0-A-056.00



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

RECEIVED OF _____

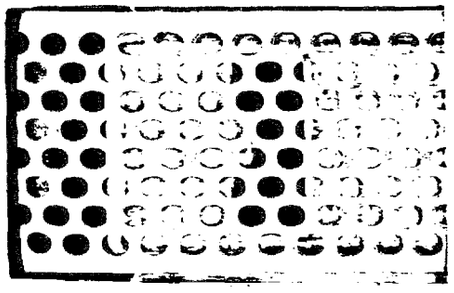
FOR _____

BOOK 10924 PG 374

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 220000.00
				CON TX 814.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 827.00
				CHECK 827.00
05/08/98	01			15:34 0001 5127

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04358886

98 MAY -8 PM 3:31

No. 1291161