BOOK 11466 PG. 648

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

Cheryl Mars
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March, 19 99

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Sharon M. Burris	FIRST REPUBLIC MORTGAGE	MAP 14
(NAME)	(NAME)	
7376 Harper Road	3212 West End Avenue, Suite 500	PARCEL 30
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Nashville, TN 37203	14D39120
(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, James Daniel Clements and Nicole Zierke, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sharon M. Burris, 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:

Situated in the Fourteenth Civil District of Davidson County, Tennessee:

Beginning at an iron pin in the easterly margin of Harper Road at the northwest corner of the property conveyed to Willie Farris Simmons and wife, by deed from Thomas E. Krantz and wife, of record in Book 2690, page 405, said Register's Office; thence with Simmons'northern boundary line, South 73 deg. 30' East 180 feet, said Simmons' northeast corner; thence North 16 deg. 30' East passing a southwest corner of the Krantz property at 7 feet, in all 231 feet to the southeast corner of the property conveyed to Baxter Milliken and wife, by deed from Charles R. Glover and wife, of record in Book 2652, page 151, said Register's Office; thence with said Milliken's southern boundary line, North 88 deg. West 180 feet to the easterly margin of said road; thence with same, South 16 deg. 30' West 193 feet, more or less, to the beginning.

Being the same property conveyed to James Daniel Clements and Nicole Zierke, unmarried persons as joint tenants with right of survivorship, by deed from Anthony Cook and wife, Sylvia M. Cook, of record in Book 11196, page 698, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7376 Harper Road, Joelton, TN 37080
(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 26th day of March, 19 99

X James Daniel Clements

X Nicole Zierke

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 James Daniel Clements and Nicole Clerke

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 Goodlettsville, Tennessee, this 25th day of March, 99.

Commission expires 11-27-99

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

05675510
IDENTIFICATION REFERENCE
99 MAR 30 PM 2:03
REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11406 PG. 650

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	CFEE	COMPUTER FEE	PBFEE	- PROBATE FEE

0567510

IDENTIFICATION REFERENCE

99 MAR 30 PM 2:03

REGISTER'S OFFICE
NASHVILLE, TN

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1444437