Box 52

Instr:200001060001731 Page: 1 OF 3
REC'D FOR REC 01/06/2000 9:09:24AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $284.90

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 77,000.00

Vickie Stevens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF December 1999

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY (AFFIX SEAL)

Brenda L Behman
Notary Public

MY COMMISSION EXPIRES: 3/10/2003

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Dewayne Clendenning (NAME)	Jefferson Heritage Mortgage Co. (NAME)	71-8-98
415 East Trinity Lane (ADDRESS)	15435 Clayton Road (ADDRESS)	
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Ballwin, MO 63011 (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, Gladys B. Cothran

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Dewayne Clendenning and Vickie Stevens , as joint tenants with rights of survivorship

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:

BEING Lot No. 203 on the Plan of Joywood Heights, as of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

INCLUDED in the above description but specifically EXCLUDED from this conveyance is that portion of subject property conveyed to the Metropolitan Government of Nashville and Davidson County, of record in Book 6019, page 957, Register's Office for said County, described as follows:

Beginning at a point, being southeastern corner of property belonging to Thomas J. Escue, Et. Ux., said point being common to Parcel 99 on Map 71-8, as recorded in Book 73, page 302, Register's Office for said County; thence westerly along the existing northern right-of-way line of East Trinity Lane, bearing N 84 degrees 01 minutes 26 seconds W, 60 feet, more or less, to a point; thence northerly along the existing eastern right-of-way line of Overby Road, bearing N 5 degrees 16 minutes 34 seconds E, 70.3 feet, more or less, to a point; thence easterly with a curve to the left of radius 25 feet, 39.6 feet, more or less, to a point; thence in a straight line, bearing 2 84 degrees 01 minutes 26 seconds E 34.7 feet, more or less, to a point on the common property line of Parcels 98 and 99 on Map 71-8; thence along said property line, bearing S 5 degrees 58 minutes 34 seconds W 5 feet, more or less, to the point of

CONTINUED

unimproved ( )
This is improved (X) property, known as 415 East Trinity Lane, Nashville, Tennessee 37207
(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 my hand this 30th day of December 1999

Gladys B. Cothran

Gladys B. Cothran

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 Gladys B. Cothran

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of December 1999

Commission expires 3/10/2003

Brenda R Lehman
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 _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

beginning.

Being the same property conveyed to Gladys B. Cothran by deed from Thongchanh Thammaphinith and wife, Vansy Thammaphinith of record in Book 7764, page 544, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for current year which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Upon oath, Gladys B. Cothran warrants, covenants and certifies that the aforesaid real property is not their homestead as defined by Statute.