#122

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
15th DAY OF June, 2000

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

Instr:200006190060738 Page: 1 OF 2
REC'D FOR REC 06/19/2000 11:41:16AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $499.50

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JONATHAN M. CLEGHON (NAME)	JEFFERSON HERITAGE MORTGAGE (NAME)	91-14-241
315 54TH AVENUE NORTH (ADDRESS)	15435 CLAYTON RD., P.O. BOX 17 (ADDRESS)	12W-07494
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	BALLWIN, MO 63022-0017 (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, C & B PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JONATHAN M. CLEGHON AND CHARLOTTE STACEY CLEGHON, HUSBAND AND WIFE

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, Tennessee, being the same property described in Deed Book 4637, page 996, Register's Office for said County, as follows:

BEGINNING at a point in the westerly right-of-way of 54th Avenue North, formerly Richland Avenue, the Northeast corner of the herein described property and the Southeast corner of Lot No. 1, as shown on the Plan of the Resubdivision of GRADY ROBERTS PROPERTY, of record in Plat Book 4175, page 43, Register's Office for DAVIDSON County, Tennessee; thence continuing along said westerly right-of-way, South 74 degrees 12 minutes 12 seconds West 200 feet to a point; thence North 14 degrees 45 minutes West 50 feet to a point; thence North 74 degrees 12 minutes 12 seconds East 200 feet to the point of BEGINNING.

BEING the same property conveyed to C & B PROPERTIES, by deed from Robert M. Wilson, Jr., as Successor-Trustee, of record in Book 11582, page 694, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated MAY 04, 2000, made by:

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 315 54TH AVENUE NORTH, NASHVILLE, TN 37209
(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 15th day of June, 2000

C & B PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP

By:
N. T. CLINTON, PARTNER

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Commission expires _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared N. T. CLINTON with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the PARTNER and _____ respectively of the C & B PROPERTIES the within named bargainor, and corporation, and that he as such PARTNER 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 N. T. CLINTON as such PARTNER, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the 15th day of June, 2000.

My commission expires May 27, 2001

I. DYKE TATUM Notary Public

STATE OF TENNESSEE

*** CONTINUATION

LESLIE FLOWERS, LICENSE NO. 1659
JOHN KOHL & COMPANY, P.C.
400 SEVENTH AVENUE SOUTH
NASHVILLE, TN 37203