This Instrument Was Prepared By:
John M. Jordan, atty.
5210 Maryland Way, #202
Brentwood, TN 37027

Instr:20000817008144 2 Page: 1 OF 2
REC'D FOR REC 08/17/2000 10:33:30AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $435.49

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, Princess L. Clopton, Tonya Clopton Paisley, Paula Clopton and Renee Clopton have bargained and sold, and do hereby bargain, sell and convey unto Renita Clopton, ("Grantee") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No.176 on the plan of Victoria Place, of record in Plat Book 332, page 10, Register's Office for said County.

Said Lot No. 176 fronts 60 feet on the southerly margin of Ferguson Avenue and extends back between parallel lines 140 feet to an alley on the rear.

Being the same property conveyed to Princess L. Clopton, Tonya Clopton Paisley, Renita Clopton, Renee Clopton and Paula Clopton by Quitclaim Deed from Dent Martindale, Trustee, of record in book 7875, page 818, Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Renita Clopton by deed from Princess L. Clopton, Tonya Clopton Paisley, Paula Clopton and Renee Clopton of record in Book 9304, page 607 said Register's Office.

This property is known as 1509 Ferguson Avenue, Nashville, TN.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, his heirs and assigns in fee simple forever.

Grantors do hereby covenant with the Grantees that the Grantors are lawfully possessed of said land in fee simple, the Grantors have a good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantors will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantors this 26th **day of** July, **2000.**

Princess L. Clopton

Tonya Clopton Paisley

Paula Clopton

Renee Clopton

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Princess L. Clopton, Tonya Clopton Paisley, Paul Clopton and Renee Clopton, personally appeared before me and are known or proved to me to be the persons who being informed of the contents of the foregoing instrument have executed same and acknowledged said instrument to be their free and voluntary act and deed and that they executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 26th day of July, 2000.

Lorie Shelton
Notary Public
My Commission Expires: 5-26-00

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 117,700, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Melissa J. Coffield
Affiant

LORIE SHELTON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 26, 2002

Subscribed and sworn to before me this 31 day of July, 2000.

Notary Public
Commission Expiration: 9-09-03

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NEW OWNER AND RETURN TO	SEND TAX BILLS TO:	PROPERTY ADDRESS:
Renita Clopton 1509 Ferguson Ave. Nashville, TN	Renita Clopton 1509 Ferguson Ave Nashville, TN	1509 Ferguson Ave Nashville, TN

MAP PARCEL NUMBER
117-8-139

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