23-1-191

Davidson County DEEDWARR
Recvd: 04/21/03 15:52 2pgs
Fees:13.00 Taxes:569.43

20030421-0052204

**PREPARED BY:**
**Land Title South, Inc.**
**501 Corporate Centre Drive, Suite 360**
**Franklin, TN 37067**

# WARRANTY DEED

**THIS INDENTURE** is made and entered into this **15th** day of **April, 2003** by and between **Frances Peay** , herein after referred to as GRANTOR, and **Stephan R. Clingan and Vanassee D. Clingan** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

**Being Lot No. 27 on the Plan of Sunny Acres, Section 2, as of record in Book 2663, page 39, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 27 fronts 150 feet on the westerly side of Fisher Drive and extends back 353.5 feet on the northerly line and 313 feet on the southerly line to a dead line measuring 155.4 feet thereon.**

**Being the same property conveyed to W. W. Peay and wife, Frances Peay, by Deed from Willette Wright and husband, Phocian H. Wright, dated January 21, 1981 and recorded in Book 5702, page 943, Register's Office for Davidson County, Tennessee. W.W. Peay predeceased his wife, Frances Peay and the property vested in Frances Peay as surviving tenant by the entireties.**

**This is improved/unimproved property known as: 3108 Fisher Drive, Nashville, TN 37214**

**TO HAVE AND TO HOLD** said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Frances P. Peay

**Frances Peay**
Signature of Seller

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF Williamson )**

Personally appeared before me, a Notary Public of said County and State, **Frances Peay** , 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 **15th** day of **April, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of Property Owner:
**Stephan R. Clingan and Vanassee D. Clingan**
**3108 Fisher Drive, Nashville, TN 37214**

Send Tax Statements to:
**same**
,

**map and parcel--084-12-0 002.00**

# AFFIDAVIT OF VALUE

**STATE OF TENNESSEE**
**COUNTY OF Williamson**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$153,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **April, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
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