Box 10-B

BILL GARRETT, Davidson County
Trans:T20130049291 DEEDWARR
Recvd: 06/12/13 12:16 2 pgs
Fees:13.00 Taxes:240.50

20130612-0059828

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES ANDREW TILGHMAN	**SAME**	**133-01-0-294.00**
(NAME) **P. O. BOX 40124**	(NAME)	**133-01-0-295.00**
(ADDRESS) **NASHVILLE, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, CLYDE T. GLEAVES, JR., CRYSTAL GLEAVES McKISSACK and KENNETH RAY GLEAVES BEING ALL THE HEIRS AT LAW OF CLYDE T. GLEAVES, SR., DECEASED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES ANDREW TILGHMAN,** 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 Lot(s) 405 and 406, as shown on the map entitled Sunrise Heights, Second Plan, of record in Book 421, Page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES O. ABERNATHY AND WIFE, ELIZABETH R. ABERNATHY, by deed from THE TENNESSEE FARMERS MUTUAL FIRE INSURANCE COMPANY, of record in Book 876, Page 507, dated November 21, 1931, said Register's Office. ELIZABETH R. ABERNATHY has since died leaving JAMES O. ABERNATHY as the surviving tenant by the entirety. JAMES O. ABERNATHY died testate in 1961. He devised said property to VIRGINIA ABERNATHY GLEAVES by will of record in Book 3277, Page 286, said Register's Office. VIRGINIA ABERNATHY GLEAVES has subsequently died. WILLIAM L. GLEAVES, MARGARET GLEAVES WADLEY, FRANCES GLEAVES COFFMAN, JAMES D. GLEAVES, ANN GLEAVES WUNNER, CLYDE T. GLEAVES, FRED GLEAVES, NINA GLEAVES PRUITT, THELMA GLEAVES FONTAINE, MYRTLE GLEAVES TATE, AND WILMA SWAFFORD, HEIRS-AT-LAW OF VIRGINIA ABERNATHY GLEAVES have conveyed their interest in said property to WILLIAM J. FAIMON, TRUSTEE, who in turn conveyed to MORGAN H. SWAFFORD, JR. AND WILMA J. SWAFFORD AND CLYDE T. GLEAVES by quitclaim deed of record in Book 5276, Page 282, dated March 3, 1978, said Register's Office. MORGAN H. SWAFFORD, JR. AND WIFE, WILMA J. SWAFFORD have conveyed their interest in said property to CLYDE T. GLEAVES by quitclaim deed of record in Book 8603, Page 37, dated April 14, 1992, said Register's Office. CLYDE T. GLEAVES died in 2007 leaving CLYDE T. GLEAVES, JR., CRYSTAL GLEAVES McKISSACK and KENNETH RAY GLEAVES as his sole heirs-at-law, as evidenced by an Affidavit of Heirship filed as Instrument No. 20130612 0059827, Register's Office for Davidson County, Tennessee.

Further see Affidavit of Heirship of the Heirs at Law of Virginia Abernathy Gleaves of record as Instrument No 20130612 0059826, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, conditions, and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF ANY OF THE GRANTORS.

Unimproved ( )
This is improved(X) property, known as **3308 SAINDON STREET, NASHVILLE, TN 37211**
(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 hands this **12th** day of June, 2013.

CLYDE T. GLEAVES, JR.

CRYSTAL GLEAVES McKISSACK

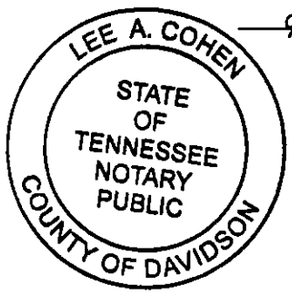
KENNETH RAY GLEAVES

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 **CLYDE T. GLEAVES, JR., CRYSTAL GLEAVES McKISSACK and KENNETH RAY GLEAVES**, the bargainor(s), 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 office, this **12th** day of June, 2013.

My commission expires: **May 5, 2015**



Notary Public