BK 3370

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $ ---------- $10.00 ----------
---------- Ten and no/100 ---------- DOLLARS
and other good and valuable considerations, cash in hand paid by Anthony T. Von Dohlen and wife, Thelma C. Von Dohlen, the receipt of all of which is hereby acknowledged.

Clark-Powell, Inc. has ~~bargained~~ and sold, and by these presents do transfer and convey unto the said Anthony T. Von Dohlen and wife, Thelma C. Von Dohlen 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 No. 4 and the easterly one-half of Lot No. 5 of Block "A", on the Map of Nashville Trust Company's Subdivision of the A. W. Shryer Property, as of record in Book 843, page 25, Register's Office for said County.

Said Lot No. 4 and part of Lot No. 5 front together 75 feet on the southerly side of Seymour Avenue and run back 176 feet on the easterly line and 178 feet 11 inches more or less on the westerly line to a dead line, measuring 75 feet 7½ inches thereon. Being the same property conveyed to Clark-Powell, Inc., by deed from James H. Watson and wife, as of record in Book 3316, page 215, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Anthony T. Von Dohlen and wife, Thelma C. Von Dohlen their heirs and assigns, forever.

And it does ~~do~~ covenant with the said Anthony T. Von Dohlen and wife, Thelma C. Von Dohlen that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., with the exception of the 1962 Taxes which are prorated and assumed by the Grantees herein.

And Clark-Powell, Inc. does ~~xxx~~ further covenant and bind itself, its successors ~~xxxx~~ and representatives, to warrant and forever defend the title to the said land to the said Anthony T. Von Dohlen and wife, Thelma C. Von Dohlen their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Clark-Powell, Inc., has caused this instrument to be executed by its duly authorized officers this the 6th day of April, 1962.

ATTEST: CLARK-POWELL, INC.

By: T. Buxton Hoffman, Secretary-Treasurer — By: Hunt P. Clark, President

STATE OF TENNESSEE
DAVIDSON COUNTY

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, and who acknowledged that ..... executed the within instrument for the purposes therein contained. Witness my hand and official seal at ..... , Tennessee, this ..... day of ..... , 19.....

Commission expires ..... Notary Public

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PG 423