3705

Book [illegible]

For and in consideration of the sum of Ten and no/100 ----------($10.00) ----------
---------- *DOLLARS*
cash in hand paid by James W. Clark and wife, Virginia Wilson Clark, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Patrick J. Riley and wife, Pauline W. Riley,

have bargained and sold, and by these presents do transfer and convey unto the said James W. Clark and wife, Virginia Wilson Clark, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot No. 154 on the Plan of West Meade Hills, Section 5, as of record in book 3300, page 98, Register's Office for said County.
Said lot No. 154 fronts 130 feet on the easterly side of Pennywell Drive and runs back 298.28 feet on the northerly line and 280.32 feet on the southerly line, to a dead line, measuring 194.75 feet thereon.
Being the same real property conveyed to Patrick J. Riley and wife, Pauline W. Riley, by deed from Davidson Road Corporation, of record in book 3575, page 591, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities along the rear line of premises, 2½x25-foot anchor easements at northwest and southwest corners of premises, 40-foot building setback line from Pennywell Drive, and conditions of owners certificate, as shown on plan of record in book 3300, page 98, Register's Office for said County; and to restrictive covenants of record in book 3505, page 361, 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 James W. Clark and wife, Virginia Wilson Clark, their

heirs and assigns, forever.

And we *do covenant with the said* James W. Clark and wife, Virginia Wilson Clark,

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,* except taxes for 1964 which are to be prorated and assumed by the grantees.

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* James W. Clark and wife, Virginia Wilson Clark,

their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 23rd *day of* March, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Patrick J. Riley

Pauline W. Riley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Richard W. Duncan, *a Notary Public in and for said County and State,* Patrick J. Riley and wife, Pauline W. Riley,

the within named bargainor S, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seat at Nashville, *Tennessee, this the* 23rd *day of* March, *19* 64

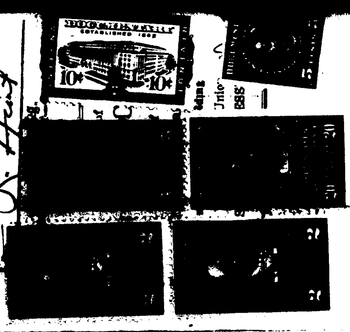
Richard W. Duncan *Notary Public*

Commission expires July 22 1967

PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED $26.50
FROM
Patrick J. Riley et ux.
TO
James W. Clark et ux.
20826

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 24 day of MAR 1964 A.D. at 2:20 o'clock P.M.
Noted in Book 2054 Page 407
Recorded in Book Page
Recording Fee $2.00
Register



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