WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME:	(NAME:	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN * ($10.00) *DOLLARS*
and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantee herein to pay, the principal balance now due, plus future interest, on a certain note, dated March 14, 1962, in the original principal sum of $3,900.00, payable to Charlotte C. Palmerin monthly installments of $50.00, including interest at 6% per annum, said note being secured by an installment deed executed by Charles A. Clerici and Sue T. Viaches to W. F. Teasley, Trustee, of record in Book 3346, page 362, Register's Office for Davidson County, Tennessee,

we, CHARLES A. CLERICI and wife, ERIKA CLERICI, *have bargained and sold, and by these presents do transfer and convey unto the said* SUE T. VIACHES, for her sole and separate use, her *heirs and assigns,* [redacted] certain real estate described as follows:

Two tracts of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, being designated Tract A and Tract C on a survey made August 29, 1961, by Hickerson & Hickerson, Engineers, which survey is a resubdivision of Tract No. 2 of the lands of Wm. Minton Parrish and wife.

TRACT A is described as follows: Beginning at an iron pin in the north margin of Gray's Point Road at the northwest corner of the Bennett property opposite a fence line; thence, crossing Gray's Point Road and running along a fence, S 0°15' E 738.5 feet to a point in the north line of the John Aita property; thence, with Aita's north line, N 88° W 590 feet to a concrete fence post at the common rear corner of Tract A and Tract B, shown on said survey; thence, with the line between Tract A and Tract B, along a wire fence, N 3°39' W 684.8 feet to a concrete fence post in the southerly margin of Gray's Point Road; thence N 3°39' W 25 feet to a railroad spike set in the center of the pavement of Gray's Point Road; thence, with said Road and then leaving said Road, N 77°45' E 485.8 feet to an iron pin north of Gray's Point Road; thence S 62°30' E 178.2 feet to the beginning, containing 10.6 acres, more or less.

TRACT C is described as follows: Beginning at a point in the center line of Gray's Point Road at the northeast corner of the O. L. Berry property; thence, with the center of Gray's Point Road, S 76° E 232 feet, N 87°15' E 204 feet, and N 77°45' E 133.8 feet to an iron pin in the center line of the pavement of said Road, at the common front corner of Tract C and Tract B; thence S 16°32' E 25 feet to a stake in the southerly margin of Gray's Point Road; thence, with the

line between Tract C and Tract B, partly along a wire fence, S 16°32' E 617 feet to a concrete fence post in the north line of the Ollie Conchin property; thence, with Conchin's north line, N 88° W 765.8 feet to O. L. Berry's line; thence, with Berry's line, partly along a fence line, N 2° E 606.7 feet to the beginning, containing 8.7 acres, more or less.

Being the same property conveyed to Charles A. Clerici and Sue T. Viaches, by installment deed from Charlotte C. Palmer, a widow, of record in Book 3346, page 362, Register's Office for said County.

This conveyance is made subject to title to those portions of Tract A and Tract C embraced within the bounds of Grayis Point Road, and also to an easement for telephone line or lines as shown on the said survey.

This is { unimproved } { improved } property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sue T. Viaches *her heirs and assigns, forever.*

And we *do covenant with the said* Sue T. Viaches *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 as shown above,

And we, Charles A. Clerici and wife, Erika Clerici *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Sue T. Viaches, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hand s *this* 28th *day of* May, *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.*

Charles A Clerici
Charles A. Clerici

Erika Clerici
Erika Clerici

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Reau E. Folk, Jr., a Notary Public in and for said County and State, the within named Charles A. Clerici and wife, Erika Clerici,

the 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 seal at Nashville, Tennessee, this 28th day of May, 19 64

Reau E. Folk Jr., Notary Public.

Commission Expires July 26, 1966.

hs

STATE OF
COUNTY OF

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 , this day of , 19

, Notary Public.

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19

Notary Public

Commission Expires

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STATE TAX $ 4.13
PROBATE .50
TOTAL $ 4.63

AUG 5 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID AUG 5 1964

CT

44847

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 5 3 38 PM '64

NOTED: BOOK 109 PAGE 646
RECORDING FEE $ 2.00
DEP. REG. 2

WARRANTY DEED
REF

FROM
CHARLES A. CLERICI and wife,

TO
SUE T. VIACHES

Guarant[illegible] of
Company
Kansas C[illegible]
[illegible]nce Company
A
S.
NA[illegible]
[illegible]ilding
Union
ESSEE

Title Clear Title