BOOK 3958 PAGE 801

THIS INSTRUMENT WAS PREPARED BY:
SEDDON & WILKINS, ATTORNEYS
480 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Clements		96-11 MAP
(NAME)	(NAME)	
Lakeland Drive		186 Par
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	3D
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	MS

For and in consideration of the sum of Ten ($10.00) ------

DOLLARS

and other good and valuable considerations, the receipt of which is hereby acknowledged and the assumption by the grantees of the unpaid balance of a note secured by a 1st mortgage Deed of Trust of record in the Register's Office for Davidson County, Tennessee, we the undersigned, Alexander I. Kvalheim et ux Nancy Kvalheim

have bargained and sold, and by these presents do transfer and convey unto the said JAMES W. CLEMENTS ET UX RUBY M. CLEMENTS,

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

BEING Lot No. 104 on the Plan of Hickory Bend, Section I, as of record in Book 3300, page 38, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 82 feet on the southerly side of Lakeland Drive and runs back 176 feet more or less on the westerly line and 150 feet more or less on the easterly line to the center line of McCrory Creek, on which it measures 76 feet more or less.

BEING the same property conveyed to Alexander I. Kvalheim et ux Nancy Kvalheim, of record in Book 3571, page 205, Register's Office for Davidson County, Tennessee.

It is expressly agreed and understood that all right, title and interest in and to the escrow account is hereby transferred to said grantees.

This conveyance is made subject to restrictions in Book 3341, page 265; and to the easements and limitations shown on the Map of record in Book 3300, page 38, Register's Office for said County.

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

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 hand s this 9th day of November, 19 6-

Alexander I. Kvalheim

Nancy Kvalheim

Alexander I. Kvalheim

Nancy Kvalheim

BOOK 3958 PAGE 802

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frank H. Wolfe, a Notary Public in and for said County and State, the within named Nancy Kvat Keim

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12 day of Nov, 19 65

Commission expires Commission Expires May 12, 1969

Frank H. Wolfe
Notary Public

STATE OF New York

COUNTY OF Erie

Personally appeared before me, Robert E. Cronin, a notary public in and for said County and State, the within named Alexander L. Kealheim 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 Buffalo New York, this 9 day of Nov, 1965.

ROBERT E. CRONIN - Reg. No. 2208
Notary Public in the State of New York
Residing in Erie County at time of Appointment
My Commission Expires March 30, 1966

My Commission Expires: _____

Robert E. Cronin
NOTARY PUBLIC

CONT'D. NEXT PAGE

CONT'D. NEXT PAGE

Cons. 15,150 00

9.5 1.10

WARRANTY DEED

FROM

ALEXANDER I. KVALHEIM ET UX

TO

JAMES W. CLEMENTS ET UX

STATE TAX $ 22.73
PROBATE .50
TOTAL $ 23.23

NOV 16 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID NOV 16 1965

NOTE: [illegible]
RECORDING FEE $ 2.25
DEP. REG.

NOV 16 9 35 AM '65
113 PAGE

FELIX Z. P. LSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

0 6 6 3 4

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

Pedigo & Saunders