WARRANTY DEED

BOOK 3963 PAGE 281

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Werner	John B. Werner	27W-344O
(NAME)	(NAME)	Map 83-2
1000 North 16th Street	1000 North 16th Street	Par. 131
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100 ---------- ($10.00) ---------- *DOLLARS*

cash in hand paid by John B. Werner and wife, Irene W. Werner and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Noel G. Clifford and wife, Hazel M. Clifford, *have bargained and sold, and by these presents do transfer and convey unto the said* John B. Werner and wife, Irene W. Werner, 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. 59 on the map showing subdivision of certain lots in blocks "A", "B" and "C" of the Weakley Home Place, as of record in book 547, page 12, Register's Office for said County.
Said lot No. 59 fronts 50 feet on the westerly side of North 16th Street, formerly Porter Avenue, and runs back between parallel lines, with the northerly margin of Benjamin Street, 150 feet to an alley.
Being the same real property conveyed to Noel G. Clifford and wife, Hazel M. Clifford by deed from William H. Winkler and wife, of record in book 2549, page 165, said Register's Office.

This is unimproved (X) improved ( ) property, known as 1000 (House Number) North 16th Street (Street) P. O. Address: Nashville, Tennessee (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 John B. Werner and wife, Irene W. Werner, their *heirs and assigns, forever.*

And we *do covenant with the said* John B. Werner and wife, Irene W. Werner *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.*

And we, Noel G. Clifford and wife, Hazel M. Clifford *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* John B. Werner and wife, Irene W. Werner, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 23rd *day of* November, *19* 65., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Noel G. Clifford
Hazel M. Clifford

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

BOOK 3963 PAGE 287

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Alice McMahon, a Notary Public in and for said County and State, Noel G. Clifford and wife, Hazel M. Clifford

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 seal at Nashville, Tennessee, this 23 day of November, 19 65

Alice McMahon Notary Public

Commission expires April 25, 1966

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.....

(1)

Return to
GUAR. TITLE
186794

WARRANTY DEED

FROM
Noel G. Clifford, et ux
TO
John B. Werner, et ux

08317

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOV 30 9 03 AM '65
NOTE BOOK 713 PAGE 65
RECORDING FEE 2.50
DEP. REG. 1

STATE TAX $ 14.25
PROBATE 50
TOTAL $ 14.75

NOV 24 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID NOV 24 1965 C7

Compliments of
Security Title Company
A Division of