**WARRANTY DEED** — **ATTORNEYS TITLE COMPANY**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jane C. Dowden (NAME) | Jane C. Dowden (NAME) | 7DA-24055 |
| 2310 Hampton Avenue (STREET ADDRESS OR ROUTE NUMBER) | 2310 Hampton Avenue (STREET ADDRESS) | Map 117-6 |
| Nashville, Tennessee 37215 (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee 37215 (CITY) (ZONE) (STATE) | Par. 52 |

For and in Consideration of ~~XXXXXXXX~~ love and affection and other valuable considerations, the receipt of which is hereby acknowledged, ~~XXXXXXXX~~ I, Helen F. Clabough, ~~XXXXXXXX~~ have bargained and sold, and by these presents do transfer and convey ~~unto the said~~ Jane C. Dowden, her ~~XXXXXXXX~~ heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 7th Civil District of Davidson County, Tennessee, being the westerly 100 feet of the easterly 155 feet of the northerly part of Lot No. 14 on the plan of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, May ____, 1910, as follows:

Beginning on the northerly margin of Hampton Avenue at a point 655 feet west of the center line of 23rd Avenue South; thence with the northerly margin of Hampton Avenue, westwardly 100 feet to the southeast corner of the property conveyed to Sarah L. Sensing by deed from Loiette Hampton Hume, et al, of record in Book 1001, page 625, Register's Office for said County; thence with said Sensing's easterly line northwardly 343.3 feet, more or less, to the southerly line of Lot No. 6; thence with said line, eastwardly 100 feet; thence southwardly 343 feet, more or less, to the beginning.

Being the same real property conveyed to Helen F. Clabough by installment deed from Walter T. Woods and wife, Eugenia Woods, of record in Book 3990, page 631, said Register's Office.

This property is unencumbered except for 1966 Metro taxes a lien but not yet due, lien of the above installment deed and lien of deed of trust to James B. Turner, Trustee, of record in Book 2523, page 304, said Register's Office.

This is ~~unimproved ( )~~ improved (X) property, known as 2310 Hampton Avenue, Nashville, Tennessee 37215 (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 Jane C. Dowden, her ~~XXXXXXXX~~ heirs and assigns, forever.

And I do covenant with the said Jane C. Dowden ~~XXXXXXXX~~ that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as above set out.

And I, Helen F. Clabough, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Jane C. Dowden, her ~~XXXXXXXX~~ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 16th day of March, 1966.

Helen F. Clabough

THIS INSTRUMENT PREPARED BY
WILLIAM N. DEARBORN, Attorney
400 Commerce Union Bank Building
Nashville, Tennessee

STATE OF TENNESSEE
~~Davidson~~ Blount County

Personally appeared before me, Nina M. Miller, a Notary Public in and for said County and State, the within named Helen F. Clabough,

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 Maryville, Tennessee, this 16th day of March 1966.

Commission expires Aug. 15, 1968. Nina M. Miller
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

# WARRANTY DEED

FROM
HELEN F. CLABOUGH

TO
JANE C. DOWDEN

STATE TAX $ 4875
PROBATE 50
TOTAL $ 4925

MAR 17 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID MAR 17 1966

21051

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

MAR 17 10 36 AM '66

NOTED: BOOK 113 PAGE 464
RECORDING FEE $ 2.00
DEP. REG. 2

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.