BOOK 4117 PAGE 461

This instrument was prepared by John I. Harris, Jr. 1119 Stahlman Bldg.

WARRANTY DEED — **ATTORNEYS TITLE COMPANY**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas E. Abernathy (NAME:)	Immigrant Industrial Savings (NAME:)	4D 66596
234 Bonnalynn Drive (STREET ADDRESS OR ROUTE NUMBER)	51 Chambers St. (STREET ADDRESS)	
Hermitage, Tennessee (CITY) (P. O. ZONE) (STATE)	New York, N. Y. (CITY) (ZONE) (STATE)	

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 and agreement to pay by the grantees the unpaid balance of a note secured by a 1st mortgage Deed of Trust payable at Immigrant Industrial Savings Bank of record in the Register's Office for Davidson County, Tennessee, we, Thomas E. Abernathy and wife, Lyla Ray Abernathy

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Vassar C. Clements and wife, Mildred G. 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. 227 on the Plan of Hermitage Hills, Section II, Revised, as of record in Book 2900, page 112, Register's Office for said County.

Said Lot No. 227 fronts 90.0 feet on the southwesterly margin of Bonnalynn Drive and runs back between lines, measuring 123.1 feet on the northwesterly side and 151.6 feet on the southeasterly side to a broken line in the rear, measuring 87.5 feet.

Being the same property conveyed to Thomas E. Abernathy and wife, Lyla Ray Abernathy by deed from Wilson Crook, et ux, of record in Book 4055, page 962, 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. Grantees assume all restrictions of record.

This is unimproved ( ) improved (X) property, known as 234 Bonnalyn Drive (House Number) (Street) Hermitage (P. O. Address: (City or Town) Tenn. (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 Vassar C. Clements and wife, Mildred G. Clements ~~Clements~~ their _____ **heirs and assigns, forever.**

And we **do covenant with the said** Vassar C. Clements & wife, Mildred G. Clements **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 above set out.

And we, Thomas E. Abernathy and wife Lyla Ray Abernathy **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Vassar C. Clements & wife, Mildred G. Clements, their _____ **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 4th **day of** April, 1967

Vassar C. Clements — Thomas E. Abernathy

Mildred G. Clements — Lyla R. Abernathy

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Edna S. Woods, a Notary Public in and for said County and State, the within named Thomas E. Abernathy and wife, Lyla Ray Abernathy, Vassar C. Clements and wife, Mildred G. Clements

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 4th day of April 1967

Commission expires 4-26-1970

Edna S. Woods
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
Thomas E. Abernathy, et ux

TO
Vassar C. Clements, et ux

66397

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 4 4 07 PM '67

NOTED: BOOK 116 PAGE 175
RECORDING FEE $ 2.00
DEP. REG. _____

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

STATE TAX $ 2408.50
PROBATE $ 245.1
TOTAL

APR 4 1967

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

PAID APR 4 1967