This instrument was prepared by
David C. Rutherford, Attorney
Nashville Bank & Trust Building
Nashville, Tennessee

BOOK 4169 PAGE 411

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Homer Bruce Clarke and wife, Gertrude E. Clarke | Same (NAME:) | 8D-51745 Map 116-2 Par. 2 |
| 206 Wilsonia Avenue (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee. (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* ($10.00)

- - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, J. C. Thurman, Jr., and wife, Kathryn Parrish Thurman

*have bargained and sold, and by these presents do transfer and convey unto the said* Homer Bruce Clarke and wife, Gertrude E. Clarke, their

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

Land in Davidson County, Tennessee, being lot No. 6 and the westerly 24 feet of lot No. 7 of Block "D" on the Map of Hillwood Estates Subdivision of Blocks "A", "B", "C", "D" and "E", as of record in book 1835, pages 59 and 60, Register's Office for said County.

Said lot No. 6 and part of lot No. 7 front together 154 feet on the northerly side of Wilsonia Avenue and run back 200 feet on the easterly line and 200.8 feet on the westerly line with the easterly margin of an unnamed street to a dead line, measuring 173.7 feet thereon.

Being the same property conveyed to J. C. Thurman, Jr., and wife, Kathryn Parrish Thurman, by deed from Carl Stoltz and wife, of record in book 2012, page 55, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in book 1939, page 509, Register's Office for Davidson County, Tennessee, and reservation of a strip of land five feet wide along the rear of said lots in Block "D", Hillwood Estates, of record in book 1939, page 509, Register's Office for Davidson County, Tennessee, and utility easement and building setback lines as shown on plan in book 1835, pages 59 and 60, Register's Office for Davidson County, Tennessee.

This is improved ( ) unimproved ( ) 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* Homer Bruce Clarke and wife, Gertrude E. Clarke, their *heirs and assigns, forever.*

*And* we *do covenant with the said* Homer Bruce Clarke and wife, Gertrude E. Clarke *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 for the 1967 taxes, which have been pro-rated and assumed by the grantees herein.

*And* we, J. C. Thurman, Jr., and wife, Kathryn Parrish Thurman *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Homer Bruce Clarke and wife, Gertrude E. Clarke, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand* this 8th *day of* September, *19* 67.

J. C. Thurman Jr.

Kathryn Parrish Thurman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hugh J. Bradley, a Notary Public in and for said County and State, J. C. Thurman, Jr., and Kathryn Parrish Thurman the within named bargainorS , 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 8th day of September, 19 67.

Hugh J. Bradley Notary Public

Commission expires April 15, 1971.

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.....

S. $15.65 $1,500.00

WARRANTY DEED

FROM J. C. Thurman, Jr. et ux
TO Homer Bruce Clarke et ux

File: Union Trust Co. box

87531

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 11 9 49 AM '67
NOTED: BOOK 117 PAGE 286
RECORDING FEE $ 3.00
DEP. REG. M

Company

STATE TAX $ 6.25
PROBATE .50
TOTAL $ 6.75

SEP 11 1967

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

PAID SEP 11 1967