WARRANTY DEED

BOOK 4307 PAGE 520

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Flora E. Irvin (NAME)	Flora E. Irvin (NAME)	Map 85-14
822 Woodland Street (STREET ADDRESS OR ROUTE NUMBER)	822 Woodland Street (STREET ADDRESS)	Par. 360
Nashville, Tennessee 37206 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37206 (CITY) (ZONE) (STATE)	FW

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4152, page 519, Register's Office for Davidson County, Tennessee.

We, Ernest C. Clinard and wife, Nancy J. Clinard,

have this day bargained and sold, and do hereby transfer and convey unto the said Flora E. Ervin, her ~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 24 on the Map of Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, Register's Office for said County.

Said Lot No. 24 fronts 50 feet on the southerly side of Shelby Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Ernest C. Clinard and wife, Nancy J. Clinard, by deed from Phil Cohen, et al, of record in Book 4152, page 519, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 6,000.00

Subscribed and sworn to before me, this the 1st day of Jan. 19 69

My commission expires: NOV. 1 - 1972 (Affix Seal)

Affiant

Notary Public

This is { unimproved ( ) / improved ( ) } property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Flora E. Ervin, her ~~successors~~, *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Flora E. Ervin, her ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 30 day of Jan, 19 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ernest C. Clinard

Nancy J. Clinard

This Instrument Was Prepared By

Dewey W. Pedigo

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, T.W. CRAVENS, *a Notary Public in and for said County and State,* Ernest C. Clinard and wife, Nancy J. Clinard,

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* 19 *day of* Jan., *19*69.

Notary Public

Commission expires NOV. 1 - 1972

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 .....

FEB-69	CONV	*8,670.00			
FEB-69	S'TAX		B*	22.62	
FEB-69	PR'FEE		B*	.50	
FEB-69	W'DEED		B*	3.00	* 26.12

WARRANTY DEED

FROM

ERNEST C. CLINARD, ET UX

TO

FLORA E. ERVIN

A 29217

IDENTIF. REFERENCE

FEB 4 10 45 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON