Mail deed documents to
Richard Clunan
120 Clarke Ave.
Nashville, Tenn

owner
Same

BOOK 4355 PAGE 609

WARRANTY DEED

Map. 128
P/O Par. 45
PW

FROM: REVEREND PAUL W. CLUNAN, et al.

TO: RICHARD W. CLUNAN, et ux.

This instrument was prepared by Vincent E. Wehby, Attorney at Law, 11th Floor, Third National Bank Building, Nashville, Tennessee.

Aug 6-69 CO $2,000.00
aug 6-69 ST A 5.20
aug 6-69 PF A .50
aug 6-69 WD A 9.00 @ 14.70

WARRANTY DEED

BOOK 4355 PAGE 610

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, REVEREND PAUL W. CLUNAN, HENRY M. CLUNAN, JOSEPH E. CLUNAN, VINCENT G. CLUNAN, RAYMOND B. CLUNAN, CHARLES CLUNAN, MARY CLUNAN ADAMS, BERNADETTE CLUNAN WARPOOL and PAUL WALSH CLUNAN, II have this day bargained and sold, and do hereby transfer and convey unto the said RICHARD W. CLUNAN and wife, JOAN B. CLUNAN, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot #1 of Clunan Heights Subdivision, unrecorded at this time. Being a portion of the W. F. Clunan Property recorded in Book 966, Page 580, Register's Office Davidson County, Tennessee. Located in the 9th Civil District of Davidson County, Tennessee.

Beginning at an iron pin in the easterly right-of-way of Sawyer Brown Road. Said pin being a common point in said right-of-way between lots #1 and #2 of said Clunan Heights Subdivision; thence northerly along a curve in said right-of-way having a radius of 1,457.26 feet, a distance of 160.82 feet to a concrete monument, the northwest corner of W. F Clunan property according to a survey by James L. Murphy, Jr. and Company, dated February 7, 1969; thence with north boundary of said property south 81 degrees 01 minutes 20 seconds east 216.05 feet to a concrete monument; thence south 87 degrees 30 minutes 00 seconds east 107.01 feet to a concrete monument; thence south 6 degrees 11 minutes 50 seconds west 136.11 feet to an iron pin; thence with the common line between lots #1 and #2 north 87 degrees 32 minutes 16 seconds west 303.74 feet to the point of beginning. Said lot containing 1.03 acres, more or less.

Being a part of the same property vested in W. F. Clunan of record in Book 966, Page 580, Register's Office Davidson County, Tennessee, the said W. F. Clunan now being deceased and the above described property being now vested in the above named grantors under the Last Will and Testament of the said W. F. Clunan, deceased, of record in Will Book 126, Page 341 of the Probate Court in and for Shelby County, Tennessee.

This is unimproved property, known as Clunan Heights Subdivision, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said RICHARD W. CLUNAN and wife, JOAN B. CLUNAN, grantees herein, their 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said RICHARD W. CLUNAN and wife, JOAN B. CLUNAN, grantees herein, their heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 16th day of May, 1969, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Reverend Paul W. Clunan
REVEREND PAUL W. CLUNAN

Henry M. Clunan
HENRY M. CLUNAN

Joseph E. Clunan By Paul W. Clunan Attorney in fact.
JOSEPH E. CLUNAN

Vincent G Clunan.
VINCENT G. CLUNAN

Raymond B. Clunan
RAYMOND B. CLUNAN

Charles Clunan
CHARLES CLUNAN

(Mrs) Mary Clunan Adams
MARY CLUNAN ADAMS

Bernadette Clunan Warpool
BERNADETTE CLUNAN WARPOOL

Paul Walsh Clunan II
PAUL WALSH CLUNAN, II

Joseph E. Clunan By Paul W. Clunan Attorney in fact.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 4355 PAGE 612

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Henry M. Cluman and Vincent B. Cluman, 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 15th day of May, 1969.

Felix V. Dickens
Notary Public

My Commission Expires: Aug. 15 1972

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Reverend Paul W. Cluman, Charles Cluman, Raymond B. Cluman, Paul Walsh Cluman II, 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 Memphis, Tennessee, Tennessee, this 23 day of June, 1969.

Hans Crawford
Notary Public

My Commission Expires: Jan. 13, 1971.

STATE OF S. C.)
COUNTY OF Richland)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Cluman Adams, the within named 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 Columbia, S. C., this 1 day of July, 1969.

James C. Johnson, Jr.
Notary Public

My Commission Expires: 2-18-79.

STATE OF Tennessee)
COUNTY OF Davidson)

BOOK 4355 PAGE 613

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bernadette Clunan Harpole, the within named 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 Nashville, this 14 day of July, 1969.

Edythe L. Sellers
Notary Public

My Commission Expires: My Commission Expires JAN. 31, 1973

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____, the within named bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 1969.

_____
Notary Public

My Commission Expires: _____.

Address New Owner and Send Tax Bills To: Richard W. Clunan and wife,
Joan B. Clunan
1205 Clayton Avenue
Nashville, Tennessee

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)

The actual consideration or value whichever is greater, for this transfer is $2,000.00.

Subscribed and sworn to before me, this the 30 day of July, 1969.

Affiant

Notary Public

My Commission Expires: My Commission Expires Oct. 6, 1970.

STATE OF TENNESSEE
COUNTY OF SHELBY

BOOK 4355 PAGE 614

ON this 23 day of June, 1969, before me personally appeared Paul W. Clunan, to me known to be the person who executed the foregoing instrument in behalf of Joseph E. Clunan and acknowledged that he executed the same as the free act and deed of said Joseph E. Clunan.

Hasc Crawford
Notary Public

My Commission Expires:
Jan. 13, 1971

A 49922

IDENTIF. REFERENCE

AUG 6 8 36 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.