This instrument prepared by Frank P. Reynolds, Attorney, American Trust Bldg., Nashville, Tenn.

WARRANTY DEED

BOOK 4358 PAGE 327

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Una I. Clements	Same	Map 104-12
(NAME)	(NAME)	
1914 19th. Ave., S.		Par. 189
(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

Ten and no/100 ($10.00)---------- *Dollars,*

cash in hand paid to me and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the love and affection I have for my wife

I, Floyd Clements

have this day bargained and sold, and do hereby transfer and convey unto the said

Una I. Clements, for her sole and separate estate,

her *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being the southerly 60 ft. of the northerly 80 ft. of Lot No. 48 on the Map of Christopher and Kirkman's Plan of Lots, as of record in Book 57, page 158, Register's office for said county.

Said part of Lot fronts 60 ft. on the easterly side of 19th Avenue, South and runs back between parallel lines 159 ft. to an alley.

Being the same property conveyed to Floyd Clements and Una I. Clements, by deed from Dr. M. R. Grant and wife, of record in Book 3435, page 291, said Register's office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 8,000.00

Subscribed and sworn to before me, this the 19 day of Aug. 1969

Affiant

My commission expires: (Affix Seal)

Notary Public

This is (unimproved) (improved (X)) property, known as 1914 19th Ave., S., Nashville, Tenn.
(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

Una I. Clements

her *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Una I. Clements

her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 19 *day of* August, 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.*

x Floyd Clements

BOOK 4358 PAGE 328

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and official seal at Nashville, *Tennessee, this* 19 *day of* August, *19*69.

Helen J McGhee
Notary Public

Commission expires 2-8-71

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.....

WARRANTY DEED

FROM

Floyd Clements

TO

Una I. Clements

Floyd Clements
1914 Ingram Ave
Nashville, Tenn.
37212

AUG 18 68 MISC A* 3.00 * 3.00

IDENTIF. REFERENCE

AUG 18 - 26 PM '68

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