Address New Owners & Send Tax Notices to:
Mr. & Mrs. H. T. Clendening
308 Frances St., Goodlettsville, Tennessee 37072

BOOK 4371 PAGE 761

WARRANTY DEED

MADISON TITLE COMPANY

For and in consideration of the sum of -------- $15,000.00 --------
--- Fifteen Thousand and No/100 ---------- DOLLARS ($ 15,000.00),

Cash in hand paid, the receipt of which is hereby acknowledged, we

Map 26-5
Par. 123

M.O

This instrument prepared by
JOHNSON & EDWARDS
ATTORNEYS AT LAW
303 3rd AVENUE, NORTH
NASHVILLE, TENNESSEE 37201

FRANK R. TINNON and Wife SARA W. TINNON

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

H. T. CLENDENING and Wife OLLIE MAE CLENDENING

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 23, 24, and 25, Block "J" on the Plan of 4th Addition to Roscoe Place, as of record in Book 843, page 74, Register's Office for said County.

SAID Lots adjoin and front together 169 feet on the north side of Frances Street and run back between lines, 150 feet on the west line of Lot No. 23 and 161 feet on the east line of Lot No. 25, to a dead line in the rear on which they measure 114 feet.

Being the same property conveyed to Frank R. Tinnon and wife, Sara W. Tinnon by deed from Glen G. Garrett, Jr. and wife Mary C. Garrett, as of record in Book 4150, page 81, Register's Office for Davidson County, Tennessee

It is expressly understood that this property is conveyed subject to easements granted to the City of Goodlettsville for installation and maintence of sewer across the Northwest corner of the property.

This is improved property known as 308 Frances Street, Goodlettsville, Tennessee

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1969 taxes which have been prorated and will be paid by the Grantee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 19th day of June, 19 69

Frank R. Tinnon
Frank R. Tinnon

Sara W. Tinnon
Sara W. Tinnon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named FRANK R. TINNON & WIFE SARA W. TINNON

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 Goodlettsville, Tennessee, this, the 19th day of June, 19 69

Notary Public

My commission expires: July 25, 1972

STATE OF_____

COUNTY OF_____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), 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 _____, Tennessee, this, the _____ day of _____, 19 __.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 __.

_____
Notary Public

My commission expires:

WARRANTY DEED

From

FRANK R. TINNON, et ux

To

H. T. CLEVENING, et ux

A 57125

IDENTIF. REFERENCE

OCT 13 10 28 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

The actual consideration or value whichever is greater for this transfer is $15,000.00

Sworn to & subscribed before me this 19th day of June, 1969.

Notary Public

My commission expires

MADISON TITLE COMPANY
533 Gallatin Rd.
Madison, Tennessee

OCT 13 69	CONV	15,000.00				
OCT 13 69	S'TAX		A*	39.00		
OCT 13 69	PR'FEE		A*	.50		
OCT 13 69	W'DEED		A*	3.00	*	42.50