This instrument prepared by H. Philip Sadler, Attorney, Donelson, Tenn.

New Deed - Ina S Claiborne
Hamblen Ave.
Old Hickory Tenn.

TAX Rec'd - Same.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create an estate in Ina S. Claiborne

Map. 53-13
Par. 17
PW

We, James E. Claiborne and wife, Ina S. Claiborne,

have bargained and sold, and by these presents do hereby transfer and convey unto H. Philip Sadler, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 17 of Block "d" on the Map of the Subdivision No. 3 of Life & Casualty Insurance Company's Property at Old Hickory, of record in Book 974, page 11, Register's Office for said County.

Said part of said lot fronts 60 feet on the northeasterly side of Hamblen Avenue and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to James E. Claiborne and wife, Ina S. Claiborne, by deed from Walter Brown Blackburn and wife, Emma Cooper Blackburn, of record in Book 1945, page 131, R.O.D.C.,Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said H. Philip Sadler, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, James E. Claiborne and wife, Ina S. Claiborne, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said H. Philip Sadler, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said H. Philip Sadler, Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Ina S. Claiborne

her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said Ina S. Claiborne, her heirs and assigns, forever.

And I do covenant with the said Ina S. Claiborne, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, H. Philip Sadler, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said Ina S. Claiborne, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 5 day of Oct., 1926.

James E. Claiborne
Ina S. Claiborne
H. Philip Sadler
Trustee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, James E. Claiborne and wife, Ina S. Claiborne, the 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 5th day of January, 1970

Mary P. Courtney
Notary Public.

My commission expires: Aug. 22, 1972

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of January, 1970

Mary P. Courtney
Notary Public.

My commission expires: Aug. 22, 1972

Deed

From: JAMES E. CLAIBORNE ET UX

to: H. PHILIP SADLER Trustee.

From: H. PHILIP SADLER Trustee.

to: INA S. CLAIBORNE

A 65703

IDENTIF. REFERENCE

JAN 12 11 01 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Duplicate Receipts of

Guaranty Title Company

A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

JAN 12 70	AND	CONV	*7,000.00		
JAN 12 70		CONV	*7,000.00		
JAN 12 70		S'TAX		A* 18.20	
JAN 12 70		S'TAX		A* 18.20	
JAN 12 70		PR'FEE		A* .50	
JAN 12 70		W'DEED		A* 3.00	* 39.90

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

H. Philip Sadler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January 1970

MY COMMISSION EXPIRES: Aug. 22, 1972 (AFFIX SEAL) Mary P. Courtney
Notary Public