# WARRANTY DEED

BOOK 4400 PAGE 535

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Billy M. Clinard (NAME) | United Johnson Services Co. (NAME) | Map 74-8 |
| 7123 Bonnavent Dr. (STREET ADDRESS OR ROUTE NUMBER) | 320 Louise Ave (STREET ADDRESS) | Par. 34 |
| Hermitage Tenn. 37076 (CITY) (P. O. ZONE) (STATE) | Nashville Davidson Tenn (CITY) (ZONE) (STATE) | Pd |

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 the indebtedness as evidenced by an instrument of record in Book 3977, page 628, Register's Office for Davidson County, Tennessee.

We, Herchel G. Spears, Jr. and wife, Carol W. Spears

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

Billy M. Clinard and wife, Elsie M. Clinard

their heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 783 on the plan of Hermitage Hills Subdivision, Section 10, as of record in Book 3600, page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 783 fronts 85 feet on the westerly margin of Bonnavent Drive and runs back between lines measuring 173.0 feet on the northerly line and 165.0 feet on the southerly line to a dead line in the rear measuring 85.37 feet thereon.

Being the same property conveyed to Herchel G. Spears, Jr. and wife, Carol W. Spears by deed from Johnson Homes, Inc. of record in Book 3977, page 626, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 19,407.34

Subscribed and sworn to before me, this the 24th day of Feb 1970

Affiant: Billy M. Clinard

My commission expires: 8/5/72 (Affix Seal)

Notary Public: Lillie Berkley Jr.

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 Billy M. Clinard and wife, Elsie M. Clinard 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, 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 Billy M. Clinard and wife, Elsie M. Clinard, their heirs and assigns, against the lawful claims of all persons.

Witness our hands this 25th day of February, 1970 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Herchel Gray Spears Jr.

Carol W. Spears

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,* [illegible], *a Notary Public in and for said County and State,* Herchel G. Spears, Jr. and wife, Carol W. Spears

*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* [illegible] *day of* February, *19* 70

[illegible] *Notary Public*

*Commission expires* 5/23/73

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* .....

MAR-2?? CONV 19,407.34
MAR-2?S'TAX A* 50.44
MAR-2?PR'FEE A* .50
MAR-2? W'DEED A* 3.00 * 53.94

**WARRANTY DEED**

FROM

HERCHEL G. SPEARS, JR., ET UX

TO

BILLY M. CLINARD, ET UX

A 69837

IDENTIF. REFERENCE

MAR 2 9 48 AM '70

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