WARRANTY DEED

BOOK 4400 PAGE 537

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHARLES R. Sexton (NAME)	Mortgage Fin. Co. (NAME)	Map. 75-6
3931 Nepal Drive (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Ave No (STREET ADDRESS)	Par. 90
Nashville Tenn. 37211 (CITY) (P. O. ZONE) (STATE)	Nashville Tenn. (CITY) (ZONE) (STATE)	PW

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 acknowleged.

We, Billy M. Clinard and wife, Elsie L. Clinard

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

Charles R. Sexton and wife, Evelyn L. Sexton

their ~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 323 on the Plan of Hermitage Estates, Section 2, of record in Book 3700, page 23, Register's Office for Davidson County, Tennessee.

Beginning at a point in the curving northwesterly margin of Nepal Drive, the common corner of Lots Nos. 322 and 323, and runs back 128.35 feet in a northwestwardly direction along the common line between said lots to a point, a common intersecting corner of Lots Nos. 322, 323 and 324; thence 128.7 feet in a northeastwardly direction along the common line between Lots 323 and 324 to a point in the curving southwesterly margin of Monoco Drive; thence 120.26 feet in a southeastwardly direction along said margin of said Drive to a point, the beginning of a curve; thence 39.27 feet in a southwardly direction around said curve to a point in the curving northwesterly margin of Nepal Drive; thence 83.25 feet in a southwestwardly direction along said margin of said Drive to the point of beginning.

Being the same property conveyed to Billy M. Clinard and wife, Elsie L. Clinard by deed from A. H. Johnson and wife, Malvin Johnson of record in Book 4086, page 39, 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 $22,660.44

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

Affiant Charles R. Sexton

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

Notary Public Billy M. Clinard 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

Charles R. Sexton and wife, Evelyn L. Sexton

their ~~successors~~ *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*

Charles R. Sexton and wife, Evelyn L. Sexton, their ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hands this* 24th *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.*

Billy M. Clinard

Elsie M. Clinard

This Instrument Was Prepared By

Olivey W. Pedigo

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Odell Barkley Jr *a Notary Public in and for said County and State,* Billy M. Clinard and wife, Elsie L. Clinard

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* 24th *day of* February, *19* 70

Odell Barkley Jr *Notary Public*

Commission expires 8/5/72

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 22,660.44
MAR-2?? S'TAX A* 59.02
MAR-2?? PR'FEE A* .50
MAR-2?? W'DEED A* 3.00 * 62.52

WARRANTY DEED

FROM

BILLY M. CLINARD, ET UX

TO

CHARLES R. SEXTON, ET UX

A 69838

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