THIS INSTRUMENT WAS PREPARED BY:
Howard F. Gehrig
523 Ben Allen Road
Nashville, Tennessee

WARRANTY DEED

BOOK 4408 PAGE 753

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mrs. Peggy S. Clarke	Same	MAP 61
(NAME)	(NAME)	
523 Ben Allen Road		PAR 23
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		TS
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($10.00)
Ten and No/100---------- *Dollars,*
Cash in hand paid by Peggy S. Clarke, and other good and valuable considerations, the receipt of which is hereby acknowledged; and the assumption of and the agreement to pay one note as of record in Book 4176, Page 483, Register's Office for Davidson County, Tennessee, in the present principal balance of $6,705.36, payable as specified therein with the next monthly installment falling due April 1, 1970.

We, Howard F. Gehrig and wife, Betty Gehrig

have this day bargained and sold, and do hereby transfer and convey unto the said
Peggy S. Clarke
(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, described according to a survey made by Stephen A. Draper, Surveyor, dated May 24, 1962, as follows:

Beginning at a point at the northwesterly corner of an 8.80 acre tract conveyed to W. B. Williams and known as Tract No. I; thence in a northwesterly direction along the east margin of Ben Allen Road, 100 feet to a point; thence in a northeasterly line north 64° east 406 feet to a point; thence in a southeasterly line, south 32° east 100 feet to a point; thence on a southwesterly line 403 feet to the point of beginning, containing 0.92 acres, more or less.

Being the same property conveyed to Howard F. Gehrig and wife, Betty Gehrig, by deed from George W. Nickens and wife, of record in Book 3404, page 505, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,500.00

Subscribed and sworn to before me, this the 10th day of March 19 70

My commission expires: 11/12/72 (Affix Seal)

x Peggy S. Clarke Affiant

Notary Public

This is unimproved ( ) improved (X) property, known as 523 Ben Allen Road, (House Number) (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Peggy S. Clarke her *(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* Peggy S. Clarke, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 10th *day of* March, 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Howard F. Gehrig

Betty Gehrig

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mack H. Webb, *a Notary Public in and for said County and State,* Howard F. Gehrig and wife, Betty Gehrig

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 *this* 10th *day of* March, *19* 70

Notary Public

Commission expires 11/12/72

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.....

10,500.00

WARRANTY DEED

FROM

Howard F. Gehrig, et ux

TO

Peggy S. Clarke

A 73495

IDENTIF. REFERENCE

APR 6 1 22 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR-6 70	CONV	10,500.00			
APR-6 70	S'TAX		A*	27.30	
APR-6 70	PR'FEE		A*	.50	
APR-6 70	W'DEED		A*	3.00	* 30.80

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