This instrument prepared by: Nixon-Kent Company, 2535 Franklin Road, Nashville, Tennessee 37204

WARRANTY DEED

BOOK 4439 PAGE 246

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Barton A. Clarke, etux	Commerce Union Bank	6 DA 32894
(NAME) 3002 Tuggle Street	Mortgage Division, 400 Union Street	Map 119-14
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37211	(STREET ADDRESS) Nashville, Tennessee 37219	Par 177
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, a part of which is the assumption of one certain ~~Dollar~~ trust deed dated October 23, 1968, and filed for record October 29, 1968, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4282, page 573, and note of even date thereby secured, in the original principal amount of $15,000.00 payable to Commerce Union Bank, Mortgage Division, Nashville, Tennessee, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantees being the original borrowers as aforesaid.

WE, FRANCIS E. KENT and WIFE, INA N. KENT

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

BARTON A. CLARKE and wife, VIOLET J. CLARKE, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 3 on the Plan of C. Vance Hickerson's Addition to Tuggle Heights, as of record in Book 1835, page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 80.0 feet on the easterly side of Tuggle Street and runs back between parallel lines measuring 148.5 feet to a dead line in the rear, measuring 80.0 feet thereon.

Being the same property conveyed to Francis E. Kent and wife, Ina N. Kent by deed from Barton A. Clarke and wife, Violet J. Clarke, as of record in Book 4419, page 243, Register's Office for said County.

It is expressly agreed and understood that all right, title and interest in and to the escrow account is hereby transferred to said grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,520.29

Subscribed and sworn to before me, this the 15th day of August, 19 70

Affiant

My commission expires My Commission Expires Oct. 31, 197. (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 3002 Tuggle Street, Nashville, Tennessee 37211 (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

Francis E. Kent and wife, Ina N. Kent, 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.* except as aforesaid.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Barton A. Clarke and wife, Violet J. Clarke, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hands this* 15th *day of* August, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ina N. Kent
Ina N. Kent

Francis E. Kent
Francis E. Kent

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public of and for said County and State,* Francis E. Kent and wife, Ina N. Kent

*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* 15th *day of* August, *19*70.

My Commission Expires Oct. 31, 1971 — Billy D. Tuggle — *Notary Public*

Commission expires.....

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.....

AUG 18 70 CONV 15,520.29
AUG 18 70 S TAX A* 40.30
AUG 18 70 PR FEE A* .50
AUG 18 70 DEED A* 3.00 * 43.80

WARRANTY DEED

FROM
FRANCIS E. KENT, ETUX

TO
BARTON A. CLARKE, ETUX

A 8 7 1 7 6

IDENTIF. REFERENCE

AUG 18 8 29 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 256-2650
NASHVILLE, TENNESSEE

Tuggle

Please mail to: Barton A. Clarke, 3002 ~~Tuggle~~ Street, Nashville, Tenn. 37211