BOOK 4454 PAGE 405

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

WARRANTY DEED

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. Thomas A.	Fidelity Federal Savings &	Map 136-3
(NAME) Clarkson	(NAME) Loan Association	Par. 12
3833 Lake Aire Dr.	401 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37214	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	pw

FOR AND IN CONSIDERATION of the sum of ($10.00) ----------

Ten and No/100 ---------- *Dollars,*

Cash in hand paid by Thomas A. Clarkson and wife, Elizabeth F. Clarkson, the receipt of which is hereby acknowledged, and other good and valuable consideration

Philhall Corporation

a Tennessee corporation *has bargained and sold, and does hereby transfer and convey unto the said*

THOMAS A. CLARKSON AND WIFE, ELIZABETH F. CLARKSON

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Priest Lake Park, Subdivision, Section II, as of record in Book 4175, pages 56, 57 and 58, Register's Office for said County, to which plan reference is here made for description.

Being part of the property conveyed to Philhall Corporation, by deed from Randall Phillips, Trustee, of record in Book 4418, page 459, said Register's Office.

This conveyance is made subject to restrictions of record in Book 4317, page 17, R.O.D.C., Tennessee, and easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 4175, pages 56, 57 and 58, R.O.D.C., Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 36,939.68

Subscribed and sworn to before me, this the 22nd day of October 19 70.

Affiant Thomas A Clarkson

My commission expires: May 7, 1974 (Affix Seal)

Notary Public Mrs Joe L Jenkins

unimproved ( )
This is improved (X) property, known as 3833 Lake Aire Drive (House Number) (Street) Nashville, Tennessee 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

THOMAS A. CLARKSON AND WIFE, ELIZABETH F. CLARKSON

their *(successors),*

heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

THOMAS A. CLARKSON AND WIFE, ELIZABETH F. CLARKSON

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

Witness my *hand this* 22nd *day of* October, *19* 70, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

PHILHALL CORPORATION

By: Randall Phillips
President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Mrs. Joe L. Jenkins, *a Notary Public of the State and County aforesaid, personally appeared* Randall Phillips, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Philhall Corporation, *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* him *self as* President.

Witness my hand and seal, at office in Nashville, Tennessee *this* 22nd *day of* October, *19* 70

Mrs. Joe L. Jenkins *Notary Public*

Commission expires May 7, 1974

OCT23??	CONV	36,939.68				
OCT23??STAX			A*	95.94		
OCT23??PRFEE			A*	.50		
OCT23??	WDEED		A*	3.00	*	99.44

019,166-2

WARRANTY DEED

FROM

PHILHALL CORPORATION

TO

THOMAS A. CLARKSON AND WIFE,

ELIZABETH F. CLARKSON

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

A 94077

IDENTIF. REFERENCE

OCT 23 9 15 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING