K 4471

This Form furnished by Attorneys Title Company, Inc.

BOOK 1471 PAGE 351

Form No. WD-2

FROM

M. C. Davis and wife,

Mary Estaleen Davis

TO

Herbert Clouse, Jr., and wife
Mildred Maxine Clouse

For draftsman's use

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herbert Clouse, Jr. (NAME)	Home Federal Sav. & Loan Assn. (NAME)	Map 51-4
633 Gibson Drive (STREET ADDRESS OR ROUTE NUMBER)	ground floor L & C Building (STREET ADDRESS)	Par. 40
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Pd

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JAN 4 1 53 PM '71

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

B00861

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 22,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January, 19 71

Notary Public

MY COMMISSION EXPIRES: Nov. 27, 1972

(AFFIX SEAL)

For and in Consideration of the sum of Five Thousand Two Hundred Fifty Dollars - ($5,250.00)- DOLLARS cash in hand to us paid by Herbert Clouse, Jr., and wife, Mildred Maxine Clouse, the receipt of which is hereby acknowledged, and for the further consideration of the assumption and agreement to pay the the unpaid balance of an indebtedness of $17,090.76, evidenced by deed of trust dated February 9, 1970, to Charles Nelson, Jr., Trustee for Home Federal Savings & Loan Association of Nashville, of record in Book 4397, page 747, Register's Office for Davidson County, Tennessee;

We, M. C. Davis and wife, Mary Estaleen Davis,

have bargained and sold, and by these presents do transfer and convey unto the said Herbert Clouse, Jr., and wife, Mildred Maxine Clouse,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 15 on Dale Heights, as of record in Book 2330, page 153, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the east margin of Gibson Drive, at the corner of Lots Nos. 14 and 15; thence with the line between said lots, easterly 229.6 feet to the west margin of the L & N Railroad, as presently used; thence with the margin of the same, northerly 161 feet to the south margin of Norman Drive; thence with the margin of the same, westerly 212.6 feet to the beginning of a curve; thence around said curve, southwesterly 37.19 feet to the easterly margin of Gibson Drive; thence with the margin of the same, southerly 158 feet to the point of beginning.

BEING the same property conveyed to M. C. Davis and wife, Mary Estaleen Davis, by deed from George W. Jones, Jr. and wife, Margaret E. Jones, of record in Book 2993, page 147, Register's Office for Davidson County, Tennessee.

The escrow on deposit with Home Federal Savings & Loan Association is hereby assigned to grantees herein.

This instrument preparred by
T. Willard oliphant
% Home Federal S & L Assn
Nashville, Tennessee

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WD-2

This is unimproved (x) improved property, known as 633 Gibson Drive (House Number) (Street) Madison, Tennessee 37115 P. O. Address (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Herbert Clouse, Jr., and wife, Mildred Maxine Clouse, their heirs and assigns, forever.

And we do covenant with the said Herbert Clouse, Jr., and wife, Mildred Maxine Clouse, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as hereinabove set out.

And we, M. C. Davis and wife, Mary Estaleen Davis, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Herbert Clouse, Jr., and wife, Mildred Maxine Clouse, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 4th day of January, 1971

M. C. Davis

Mary Estaleen Davis

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, T. Willard Oliphant, a Notary Public in and for said County and State, the within named M. C. Davis and wife, Mary Estaleen Davis, the bargainorS, 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, Tennessee, this 4th day of January, 1971

T. Willard Oliphant, Notary Public.

Commission expires November 27th, 1972

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.....

.....

Commission expires .....

JAN-71 CONV 22,900.00
JAN-71 S'TAX A* 59.54
JAN-71 PR'FEE A* .50
JAN-71 W'DEED A* 3.00 * 63.04