This Form furnished by Attorneys Title Company, Inc.

BOOK 4493 PAGE 411

Form No. WD-2

FROM

James B. McClendon and wife,
Bertie W. McClendon

TO

James W. McClendon

For draftsman's use

Mail

This instrument prepared by:

Thomas M. Black, Attorney
300 James Robertson Parkway
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James W. McClendon (NAME)	James W. McClendon (NAME)	Map 93-14
1402 Grandview Drive (STREET ADDRESS OR ROUTE NUMBER)	1402 Grandview Drive (STREET ADDRESS)	Par. 475
Nashville, Tenn. 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37215 (CITY) (STATE) (ZIP)	475.1

(FOR REGISTER'S USE)

B 10973

T
IDENTIF. REFERENCE

APR 14 2 03 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 56,500.00 Bertie W. McClendon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April 1971

Thomas M. Black
Notary Public

MY COMMISSION EXPIRES: 1-23-72

(AFFIX SEAL)

STATE OF TENNESSEE

For and in Consideration of ~~XXXXXXX~~ our love and affection

~~XXXXXX~~

and the agreement by Grantee to assume and pay the unpaid balance of a Note having a present principal balance in the amount of $8,186.64, which Note is secured by a Deed of Trust of record in Book ___, Page ____, Register's Office for Davidson County, Tennessee, and which Note is payable to Nashville City Bank and Trust Company, formerly Nashville Bank and Trust Company.

We, James B. McClendon and wife, Bertie W. McClendon have bargained and sold, and by these presents do transfer and convey unto ~~the said~~ our son, James W. McClendon, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being two tracts of land described as follows:

TRACT I: Being parts of Lots Nos. 262, 263, 264, 265, 266, 267 and 268 on the Plan of Ewing and Wetmore's Addition, as of record in Book 14, pages 202 and 203, Register's Office for said county, and described according to a copy of a survey by W. W. Turner Company, dated October 16, 1948, as follows:

Beginning at an iron pin in the westerly margin of Seventh Avenue South (Little Vine Street) in the easterly line of the property conveyed to the American Milling Company by deed from E. T. Noel, of record in Book 113, page 148, said Register's Office; thence along the westerly margin of Seventh Avenue South, 310.7 feet to a railroad spike at the beginning of a curve; thence around said curve, with a radius of 7.8 feet, a distance of 21 feet to an iron pin in the easterly margin of Ewing Avenue; thence along the margin of said avenue, south 12 degrees 30° east 245.4 feet to an iron pin in the margin of the N C & St. L Railway Right-of-way, a corner of the American Milling Company property; thence along the line of said American Milling Company property, northerly 75 feet to an iron pin; thence easterly with the American Milling Company line 130.8 feet to the beginning, including whatever the right the conveyors have to connect with the railroad spur tracks now on said property so as to send and receive cars from the main line of the N C & St. L Railroad, but not so as to interfere with the use of said spur track by the American Milling Company, or its assigns, said right being reserved by deed of record in Book 113, page 148, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to James B. McClendon and wife, Bertie W. McClendon by deed from Ted Beckwith and wife, Maxine Beckwith of record in

Book 1914, page 253, Register's Office for Davidson County, Tennessee.

TRACT II: Land in Davidson County, Tennessee, being parts of Lots No. 265, to 269, both inclusive, and a part of Vine Street or Seventh Avenue, as now closed, on the Plan of Ewing and Whitmore's Plan of Lots of record in Book 14, page 202, and described according to a copy of a survey thereof made June 18, 1956, by Winn Bros. Engineering Company, as follows:

Beginning at a point in the west margin of Vine Street, shown on said Plan as now closed, and the intersection of the east line of the land in question; thence northwesterly 105.86 to a railroad spike; thence at right angle southwesterly 75 feet to an iron pin in the east Right-of-way line of the L & N Railroad Company; thence with the Right-of-way line, southeasterly 136.08 feet to a corner of the land to be owned by J. J. Sanders, thence along Sanders' new northerly line northeasterly 75 feet to an iron pin in the old Right-of-way of Vine Street or Seventh Avenue, now closed; thence northwesterly 29.82 feet to the point of beginning. Being the same property conveyed to James B. McClendon and wife, Bertie W. McClendon by deed from James J. Sanders and wife, Emma Koonce Sanders of record in Book 2591, page 385, Register's Office for Davidson County, Tennessee.

Included in Tract II of the above described property, but specifically excluded from this conveyance is the following described property: Beginning at a point in the northeasterly margin of the L & N Railroad Right-of-way at Joda F. Austin's northwest corner; thence north 49 degrees 55 minutes west 42.8 feet to a point being 95.2 feet southerly from the intersection of said railroad Right-of-way and the easterly margin of Ewing Street; thence north 70 degrees 40 minutes east 92.9 feet to the westerly margin of Seventh Avenue South, formerly Vine Street and being in Joda F. Austin's northeast corner; thence with Austin's line, south 40 degrees 09 minutes west, 75 feet to the point of beginning and containing 1600 square feet being the same property conveyed to the State of Tennessee by deed from James B. McClendon and wife, Bertie W. McClendon of record in Book 4326, page 422, Register's Office for Davidson County, Tennessee. Tract I is subject to an easement of record in Book 701, page 68, and a Right-of way of record in Book 1850, page 331, Register's Office for said county.

This is ~~unimproved~~ partially improved ( ) property, known as 802 Ewing Avenue Nashville, Tennessee 37203
(House Number) (Street) 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 James W. McClendon, his heirs and assigns, forever.

And we do covenant with the said James W. McClendon 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 appears of record.

And we, James B. McClendon and wife, Bertie W. McClendon do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James W. McClendon, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 14th day of April, 19 71, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James B. McClendon

Bertie W. McClendon

 Form No. WD3b

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Thomas M. Black, a Notary Public in and for said County and State, the within named James B. McClendon and wife, Bertie W. McClendon

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, this 14th day of April, 1971.

Thomas M. Black Notary Public

Commission Expires 1-23-72

STATE OF
County of

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this day of , 19 .

APR 14 CONV 56,500.00
APR 14 S'TAX A* ~~146.90~~
APR 14 ~~PR'FEE~~ A* .50
APR 14 W'DEED A* 4.50 * 151.90

Commission Expires , Notary Public

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 .