BOOK 4494 PAGE 896 Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 19 71

Notary Public Edward Seddon

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219

NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul A. Clawser (NAME)	Mortgage Associates, Inc. (NAME)	03D 12760
304 Rachel Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	Map 95-8
Donelson, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	Par. 21

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert E. Morgan Et ux Beverly B. Morgan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul A. Clawser

HEREINAFTER CALLED THE GRANTEES, 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. 138 on the Plan of Eva-Mor Subdivision Heights of record in Book 1835, Page 30, Register's Office for Davidson County, Tennessee.

SAID Lot No. 138 fronts 95 feet on the westerly side of Rachel Road and runs back 160 feet on the southerly side in a westerly direction; thence running 28 feet in a northerly direction to a point in which is broken and runs 86.67 feet in a northeasterly direction to a point in which it runs 105 feet in an easterly direction to Rachel Road.

THIS being the same property conveyed to Robert E. Morgan by Deed of record in Book 4009, Page 667, aforesaid Registers' Office.

THIS conveyance is subject to the restrictions of record in Book 1876, Page 544, and the easements and setback line of record in Book 1835, Page 30, aforesaid Register's Office.

This is unimproved { } improved {x} property, known as 304 Rachel Drive, Donelson, Tennessee 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 14th day of April, 19 71.

Robert E. Morgan

Beverly B. Morgan

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edward Seddon, a Notary Public in and for said County and State, the within named Robert E. Morgan Et ux Beverly B. Morgan

the 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, Tennessee, this 14th day of April 19 71

Commission expires 11/26/73

Notary Public

STATE OF TENNESSEE
Davidson County

Edward Seddon

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

ROBERT E. MORGAN ET UX

BEVERLY B. MORGAN

TO

PAUL A. CLAWSER

B 1 1 6 4 8

IDENTIF. REFERENCE

Apr 20 1 36 PM '71

FELIX Z. WITSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 20 71 CONV 12,000.00
APR 20 71 S TAX A* 31.20
APR 20 71 PR FEE A* .50
APR 20 71 W DEED A* 3.00 * 34.70

Edward Seddon
Attorney-at-Law
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