BOOK 4198 PAGE 883

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,437.93

Richard R. Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May 1971.

Notary Public

MY COMMISSION EXPIRES: 12-12-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Percy Wilkins, Jr., Atty. 112 Stahlman Bldg., Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard R. Clark (NAME)	1st and Mid-South Mortgage Co. (NAME)	5D 09903
445 Benita Drive (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Map 133 12
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par 29

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, LESLIE F. WILBURN and wife, ARVEMIA P. WILBURN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD R. CLARK and wife, SHARON A. CLARK

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:

LAND in Davidson County, Tennessee, being Lot No. 26 on the Plan of Windsor Park, of record in Book 3600, page 64, Register's Office of Davidson County, Tennessee.

SAID Lot No. 26 fronts 66.7 feet on the northwesterly margin of Benita Drive and extends back 183.47 feet on the northeasterly line and 200 feet on the southwesterly line to a dead line in the rear, measuring 86.32 feet thereon.

BEING the same property conveyed to Leslie F. Wilburn and wife, Arvemia P. Wilburn by deed from Windsor Development Company, of record in Book 4149, page 407, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a Deed of Trust to First and Mid-South Mortgage Company of record in Book 4149, page 411, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said Grantees.

unimproved ( ) This is improved (X) property, known as 445 Benita Drive, Nashville, Tennessee
(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 this 30 day of April, 1971

Leslie F. Wilburn

Arvemia P. Wilburn

MAGE

K 4498

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. R. Clark, a Notary Public in and for said County and State, the within named ~~Richard R. Clark~~ Leslie F. Wilburn and wife, Arvemia P. Wilburn

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 ~~Hendersonville~~, Tennessee, this 30 day of April 1971

Commission expires 2-7-73

J. R. Clark
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) 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

LESLIE F. WILBURN ET UX

TO

RICHARD R. CLARK ET UX

B 13463

IDENTIF. REFERENCE

MAY 4 1 45 PM '71

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

ROBERT WILLIAMS JR.
ATTORNEY AT LAW
112 STAHLMAN BUILDING

MAY-4 71	CONV	18,437.93			
MAY-4 71	S'TAX		A*	47.84	
MAY-4 71	FEE		A*	.50	
MAY-4 71	W'DEED		A*	3.00	* 51.34