Send tax statements to:
Guaranty Mortgage Co.
311 7th Avenue, North
Nashville, Tenn. 37219

New Owner:
Shirley Ann Perkins, Trustee
4726 Benton Smith Road
Nashville, Tennessee

This instrument was prepared by:
Reau E. Folk, Jr., Attorney
3829 Cleghorn Avenue
Nashville, Tennessee 37215

Property is improved and known as:
4726 Benton Smith Road
Map Parcel 131-14-78
Field Book 16DA-31038

BOOK 4504 PAGE 216

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, WENDELL V. CLIPP and wife, BLANCHE E. CLIPP, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto SHIRLEY ANN PERKINS, TRUSTEE, with full and complete powers, as set forth below, her successors and assigns, certain real property described as follows:

Land in Davidson County, Tennessee, being Lot No. 343 on the Plan of Seven Hills, Section 8, as of record in Book 3300, page 14, Register's Office for said County.

Said Lot No. 343 fronts 168 feet on the south side of Benton Smith Road, and extends back 250 feet on the west line and 280 feet on the east line, to a dead line in the rear on which it measures 171.5 feet, subject however, to a 4 foot perpetual easement along the east line as created by instrument of record in Book 3431, page 611, said Register's Office.

Being the same property conveyed to Wendell V. Clipp and wife, Blanche E. Clipp, by deed from Maury & Smith Contractors, Inc., as of record in Book 3898, page 493, said Register's Office.

This conveyance is made subject to:

(1) Restrictions of record in Book 3277, page 209, said Register's Office;

(2) A perpetual easement four feet wide along the east line of the said property for the maintenance of drives and driveways, etc., as created by instrument of record in Book 3433, page 611, said Register's Office; and

(3) A deed of trust of record in Book 3898, page 497, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said SHIRLEY ANN PERKINS, TRUSTEE, as trustee for her two children, Beth Ann Perkins (born July 4, 1964) and Vance C. Perkins (born March 10, 1967), the said Trustee being hereby vested with full and complete power and authority, without the joinder of any beneficiary or guardian, and without the necessity of seeking court approval, to sell, mortgage and/or convey the said property, and the buyer and/or lender shall be relieved of ascertaining the proper application of the net proceeds of the sale of said property or the proceeds of any mortgage placed on the said property by the said Trustee.

And we, the Grantors, do covenant with the said SHIRLEY ANN PERKINS, TRUSTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that said land is unencumbered, except as shown above.

And we, the Grantors, do further covenant and bind ourselves, our heirs and representatives, to warrant and defend the title to the said tract of land to the said SHIRLEY ANN PERKINS, TRUSTEE, her successors and assigns, against the lawful claims of all persons.

WITNESS the hands of the parties on this 20th day of May, 1971.

B 1 5 8 3 6

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IDENTIF. REFERENCE

MAY 24 9 37 AM '71
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Wendell V. Clipp
Wendell V. Clipp

Blanche E. Clipp
Blanche E. Clipp

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before, Mary Ann Selley, a Notary Public at large for the State of Tennessee, personally appeared the within named Wendell V. Clipp and wife, Blanche E. Clipp, 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 of office at Nashville, Tennessee, this 20th day of May, 1971.

Mary Ann Selley
Notary Public

My commission expires: July 23, 1974.

MAY 24	CONV	36,500.00			
24	STAX		A*	94.90	
STATE OF TENNESSEE 24	PR'FEE		A*	.50	
COUNTY OF DAVIDSON 24	W'DEED		A*	4.50	* 99.90

The actual consideration or value, whichever is greater, for this transfer, is $36,500.00.

Shirley Ann Perkins, Trustee
Affiant

Sworn to and subscribed before me,

this 20th day of May, 1971.

Mary Ann Selley
Notary Public

My commission expires: July 23, 1974.