4526

THIS INSTRUMENT PREPARED BY ED. R. DAVIES, 700 AMER. TRUST BLDG. NASHVILLE, TENN.

WARRANTY DEED

BOOK 4526 PAGE 322

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M/M Everett M.Clayton,Jr. (NAME)	same (NAME)	Map. 116-11
4116 Ellendale Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pal. 18
Nashville, Tenn. 37205 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ($10.00) Dollars and other good and valuable consideration *DOLLARS*

AUG-4 CONV 70,000.00
AUG-4 S TAX A* 182.00
AUG-4 PR FEE A* .50
AUG-4 W DEED A* 8.00 * 190.50

Everett M. Clayton,Sr. and wife, Elizabeth C. Clayton *have bargained and sold, and by these presents do transfer and convey unto the said* Everett M. Clayton,Jr. and wife, Page Davidson Clayton 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 the westerly 50 feet of Lot No. 16 and all of Lot No. 5 of Block "D" on the plan of Honeywood Subdivision of the Malone Estate, not of record, described according to a survey made by W.B. Southgage, Surveyor, July 1931 as follows: Beginning on the easterly margin of Ellendale Avenue at the corner of Lots Nos. 4 and 5; thence eastwardly 275 feet to the southwest corner of the property conveyed to Wilson W. Coile by deed from Everett M. Clayton and wife, of record in book 2046, page 99, Register's Office for said County; thence with said Coile's western boundary line northwardly 200 feet to Coile's northwest corner; thence westwardly 275 feet to the easterly margin of Ellendale Avenue; thence with same southwardly 200 feet to the beginning.

Said part of Lot No. 16 being part of the property conveyed to Everett M. Clayton and wife, Elizabeth C. Clayton, by deed from Mary Cornelia Malone, et al, of record in book 1300, page 440 and Lot No. 5 being the same property conveyed to Elizabeth C. Clayton by deed from Herman A. Clayton, Trustee of record on book 882 page 138 said Register's Office.

The above described property is conveyed subject to the lien of a deed of trust the same made by and between Everett M. Clayton and wife, Elizabeth C. Clayton, party of the first part and E.M.Haywood, Trustee, party of the second part, of record in said Register's Office on August 2, 1963 in book 3624, Page 146. The grantees herein agree to assume and pay the balance of principal and interest owing upon the indebtedness secured by the lien of the aforesaid deed of trust as part of the consideration of this conveyance.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 70,000.00

Subscribed and sworn to before me, this the 16th day of April 1971

Everett M. Clayton, Sr.
Affiant

My commission expires 5-4-75
(Affix Seal)

Nancy C. W. Reber
Notary Public

This is improved ( ) unimproved (XX) property, known as 416 Ellendale Avenue (House Number) (Street) P. O. Address: Nashville, (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Everett M. Clayton, Jr. and wife, Page Davidson Clayton *their heirs and assigns, forever.*

And they *do covenant with the said* Everett M. Clayton, Sr. and wife, Elizabeth C. Clayton *that* they *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* except for the lien of the aforesaid deed of trust.

And Everett M. Clayton, Jr. and wife, Page Davidson Clayton *do further covenant and bind* themselves their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Everett M. Clayton, Sr. and wife, Elizabeth C. Clayton their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 16th *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.*

Everett M. Clayton, Sr.
Elizabeth C. Clayton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Nancy Walker, a Notary Public in and for said County and State, the within named Everett M. Clayton, Sr. and wife, Elizabeth C. Clayton

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 16th day of April, 1971.

Nancy C. Walker, Notary Public.

Commission Expires 5-4-75.

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.....

....., Notary Public.

Commission Expires.....

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.....

WARRANTY DEED

FROM

Everett M.Clayton,Sr. and wife

Elizabeth C. Clayton

TO

Everett M. Clayton, Jr. and

wife, Page Davidson Clayton

B 25648

IDENTIF. REFERENCE

AUG 4 3 27 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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