WARRANTY DEED

BOOK 4533 PAGE 83

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clement Dore et ux.	Same	
(NAME) 2400 Sunset Place	(NAME)	Map 104-15
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	Par. 228
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirty Six Thousand Eight Hundred and no/100 ------ ----------($36,800.00) ---------- *Dollars,* of which $5,619.66 has been paid in cash by Clement Dore and wife, Eleanor Dore, the receipt of which is hereby acknowledged, and for the remainder the said Clement Dore and wife have assumed and agree to pay the unpaid balance of $22,307.82 of an original indebtedness of $24,000.00 secured by deed of trust of record in book 4302, page 114, Register's Office for Davidson County, Tennessee, and have assumed the unpaid balance of $8,872.52 of an original indebtedness of $9,000.00 secured by deed of trust of record in book 4480, page 855, said Register's Office,

We, WILLIAM L. CALDWELL and wife, JOANNE THERON CALDWELL,

have this day bargained and sold, and do hereby transfer and convey unto the said CLEMENT DORE and wife, ELEANOR DORE, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lots Nos. 12 and 13 on the Map of Linden Place, as of record in book 547, pages 121 and 122, Register's Office for said County.
Said lots Nos. 12 and 13 front 153.2 feet on the northerly side of Linden Place and run back between lines 223 feet on the westerly line and 200 feet on the easterly line to a dead line in the rear, and measures 150 feet on said line.
Being the same property conveyed to William L. Caldwell and wife, Joanne Theron Caldwell, by deed from Richard O. Cannon, II and wife, of record in book 4302, page 112, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 36,800.00

Subscribed and sworn to before me, this the 27th day of August 19 71

Affiant

My commission expires My Commission Expires May 4, 1975 (Affix Seal)

Notary Public

This is ( ) unimproved (X) improved property, known as 2400 Sunset Place, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Clement Dore and wife, Eleanor Dore, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except taxes for 1971 which are prorated and assumed by the grantees; and by deeds of trust as above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Clement Dore and wife, Eleanor Dore, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 20th *day of* August, 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.*

William L. Caldwell

Joanne Theron Caldwell ME

This Instrument Was Prepared By

Warren W. Pedigo (mf)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Raymond H Darrow, *a Notary Public in and for said County and State,* William L. Caldwell and wife, Joanne Theron Caldwell

the within named 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* 20th *day of* August, *19* 71

Raymond H Darrow *Notary Public*

Commission expires My Commission Expires May 4, 1975

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 .....

AUG30 71 CONV 36,800.00
AUG30 71 S TAX A* 95.68
AUG30 71 PR FEE A* .50
AUG30 71 W DEED A* 4.00 * 100.18

WARRANTY DEED

FROM
William L. Caldwell et ux.

TO
Clement Dore et ux.

B 2 8 7 4 8

IDENTIF. REFERENCE

AUG 30 2 43 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE