WARRANTY DEED

BOOK 4552 PAGE 989

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Jack H. Clement (NAME)	same (NAME)	Map 104-8
3102 Belmont Blvd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 338
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

For and in Consideration of the sum of Ten and no/100---------- ----------($10.00)---------- *DOLLARS* cash in hand paid by Jack H. Clement, and other good and valuable consideration, receipt of all of which is hereby acknowledged and in further consideration of the assumption by the said Jack H. Clement of the indebtedness now owing on the original principal indebtedness to Associates Capital Corporation of $31,716.00 secured by Deed of Trust from Aubrey Mayhew et ux, to Richard Dance, Trustee, of record in Book 4467, page 362, Register's Office for Davidson County, Tennessee,

I, Aubrey Mayhew *have bargained and sold, and by these presents do transfer and convey unto the said* Jack H. Clement---------- his *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 northerly 50 feet of the westerly one-half of lot No. 41 in the O.B.Hayes Plan of Large Lots, called "Rokeby", a plan of which is of record in Plan Book 21, page 87, Register's Office for said County.

Said northerly part of said lot No. 41 begins at a point on the easterly side of 16th Avenue South, formerly Belmont Avenue, as widened, the present southwest corner of Horton, formerly Weston, Avenue, formerly southwest corner of lot No. 36 in said plan, and extending thence easterly with the southerly line of said Avenue 148 feet, more or less, to the westerly margin of an alley; thence southwardly, with the westerly margin of said alley 50 feet to a point; thence westerly and parallel with the southerly line of Horton Avenue, formerly the southerly line of lot No. 36, 148 feet, more or less, to the easterly line of said 16th Avenue South, as widened; thence northwardly and with the easterly line of said Avenue, 50 feet to the beginning.

Being the same property conveyed to Aubrey Mayhew and F. B. Cothren, (a 1/2 undivided interest to each), by deed from William R. Willis, Jr., and Amon C. Evans, of record in Book 4416, page 168, and the said F. B. Cothren conveyed his interest in the premises to Aubrey Mayhew, of record in Book 4443, page 174, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 36,000.00

Affiant

Subscribed and sworn to before me, this the 12 day of November, 19 71

Notary Public

My commission expires: 2/3/74 (Affix Seal)

This instrument was prepared by LOVE [illegible]
16th Floor [illegible]

** (see below)

Grantee assumes 1971 taxes and balance due on the indebtedness secured by the deed of trust in Book 4467 page 362. Grantor warrants against the lien of the deed of trust in Book 4509 page 489, and the mechanic's lien claim.

~~Unimproved~~ ( )
This is improved (X) property, known as 1308 16th Avenue South, Nashville, Tennessee
(House Number) (Street) P. O. Address: (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 Jack H. Clement ---------- his *heirs and assigns, forever.*

And I *do covenant with the said* Jack H. Clement *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except for 1971 taxes; Deed of Trust from Aubrey Mayhew and wife, Carroll Mayhew, to Richard Dance, Trustee, filed December 17, 1970, in Book 4467, page 362, Register's Office for Davidson County, Tennessee; Deed of Trust from Aubrey Mayhew and wife, Carroll Mayhew, to Richard Dance, Trustee, of record in Book 4509, page 489, Register's Office for Davidson County, Tennessee; and notice of Mechanics Lien in the amount of $218.51 filed by Herndon & Merry, Inc.,

And I **see above

do further covenant and bind ~~myself~~, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Jack H. Clement ---------- his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 12th *day of* November, *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.*

Aubrey Mayhew

BOOK 1552 PAGE 991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Genevieve Ward *a Notary Public in and for said County and State, the within named* Aubrey Mayhew

the bargainor, with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 12th *day of* November, *19* 71.

Genevieve Ward *Notary Public.*

Commission Expires 2/3/74

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 .....

NOV 12 75	CONV	36,000.00			
NOV 12 75	S'TAX		A*	93.60	
NOV 12 75	PR'FEE		A*	.50	
NOV 12 75	W'DEED		A*	8.00	* 102.10

WARRANTY DEED

FROM

Aubrey Mayhew

TO

Jack H. Clement

This instrument was prepared by Herbert S. Hilton, Attorney
1420 Fifth Avenue North, Nashville, Tenn. 37201

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

B 37777

IDENTIF. REFERENCE

Nov 12 2 19 PH '71

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.