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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March 1972.

Notary Public

MY COMMISSION EXPIRES: Aug. August 1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold E. Collins, Attorney, 802-51st Ave. No.,Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLO...	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lloyd E. McClearen, et x	Same	MAP 91-2
(NAME)	(NAME)	Par. 288
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	mr
Pleasantville, Tenn.		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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~~, I, Ethel W. Lutin, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lloyd E. McClearen and wife, Annie R. McClearen,

my one-half undivided interest in and to
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:

Being part of Block "H", Plan No. 2, West Nashville, as of record in Book 57, Page 172, Register's Office for said County.
Beginning at the northwest corner of New York and 55th Avenue, North, formerly 14th Street; thence with the northerly margin of New York Avenue, westwardly 160 feet; thence northwardly 150 feet to the southerly margin of an alley; thence with same, eastwardly 29 feet to the southwesterly margin of the right-of-way of the Nashville Railway and Light Company's property; thence with the same, southeastwardly 166.8 feet, more or less, to the westerly margin of 55th Avenue North; thence with the same, southwardly 50 feet, more or less to the beginning.
Being the same property conveyed to L. E. McClearen and Joe Lutin by deed from John Fuqua and wife, of record in Book 2536, Page 41, saidRegister's Office; and the said Joe Lutin having since died leaving his 1/2 undivided interest to Ethel W. Lutin as devisee under his Will of record in Will Book 93, Page 493, Probate Court of Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as 5502 & 5504 New York Avenue, 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 my hand this 20th day of March, 19 72

Ethel W. Lutin

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Dianne H. McGowan, a Notary Public in and for said County and State, the within named Ethel W. Lutin

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of March 19 72.

Commission expires 3-10-75

Dianne H. McGowan
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

ETHEL W. LUTIN

TO

LLOYD E. McCLEAREN, ET UX

B 53158

IDENTIF. REFERENCE

MAR 24 1 45 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR24'72	CONV	10,000.00			
MAR24'72	ST TAX		A*	26.00	
MAR24'72	PB FEE		A*	.50	
MAR24'72	W DEED		A*	4.00	* 30.50