Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$24,000.00 Robert F. Clarke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May 1972.

Notary Public EDWARD SEDDON

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/26/73

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert F. Clarke (NAME)	Mortgage Associates, Inc. (NAME)	Map 108
Rt.#1, Elm Hill Pike (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 28146 (STREET ADDRESS)	Par 132
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	3D-73540

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, James H. Litchford et ux Shirley K. Litchford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert F. Clarke et ux Linda Clarke

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 Lot No. 6 on the Map of The Divisions of the Lands of John Blair, as of record in Minute Book F, Page 440, Register's Office for Davidson County, Tennessee.

SAID Part of Lot No. 6 fronts 258 feet on the southerly middle margin of Elm Hill Pike and extends back on the southwesterly margin 300 feet; thence northwesterly 100 feet; thence southwesterly 250 feet; thence southeasterly 555 feet; thence northeasterly 250 feet; thence northwesterly 200 feet; thence northeasterly 300 feet to point of beginning.

BEING the same property conveyed to James H. Litchford et ux Shirley K. Litchford by deed from Georgia Hobson Colyar, as of record in Book 4098, Page 935, Register's Office for said County.

THIS conveyance is subject to restrictions as of record in Book 4098, Page 935, aforesaid Register's Office.

unimproved ( )
This is improved (X) property, known as Rt. #1, Elm Hill Pike, Nashville, Tennessee 37214
(House Number) (Strect) (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 our hand s this 13th day of May, 19 72.

James H. Litchford — Shirley K. Litchford

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, ~~Harold Reeves~~ Edward Seddon, a Notary Public in and for said County and State, the within named James H. Litchford et ux Shirley K. Litchford,

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 13th day of May, 19 72.

Commission expires 11/26/73

Notary Public EDWARD SEDDON

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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
JAMES H. LITCHFORD ET UX

SHIRLEY K. LITCHFORD,

TO
ROBERT F. CLARKE ET UX

LINDA CLARKE.

B 59628

IDENTIF. REFERENCE

MAY 17 9 30 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY 17 72 CONV 24,000.00
MAY 17 72 TAX A* 62.40
MAY 17 72 PUTEE A* .50
MAY 17 72 W'DEED A* 4.00 * 66.90

Edward Seddon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219