This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

TTC-227794

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
141-16 30-24	Louis Allen Clements, Jr.	Fidelity Federal Savings & Loan 401 Union St. Nashville, Tenn. 37219
FIELD BOOK NUMBER(S) 18350 18530	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 2005 Priest Road	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGHATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

SEP 13	CONV	53,000.00			
SEP 13 S'TAX			A*	137.80	
SEP 13 PR'FEE			A*	.50	
SEP 13	W'DEED		A*	4.00	* 142.30

HAROLD W. TWITTY, unmarried and former wife Gwendolyn R. Twitty, now Gwendolyn Redford Dycus

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LOUIS ALLEN CLEMENTS, JR., unmarried

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT NO. I - Being Lot No. 302 on the Plan of Otter Creek Hills, Section III, as of record in Book 3106, page 76.

Said lot fronts 235.7 feet on the southerly side of Willshire Drive and extends back 288.6 feet on the easterly line and 305.4 feet on the westerly line to a dead line and measures 239.5 feet thereon.

Being the same property conveyed to Harold W. Twitty by deed from C. Alex Brown and wife, of record in Book 4308, page 273.

TRACT NO. II - Being Lot No. 303 on the Plan of Otter Creek Hills, Section III, as of record in Book 3106, page 76.

Said lot fronts 236.3 feet on the northerly side of Willshire Drive and extends back 313.4 feet on the easterly line and 323.5 feet on the westerly, which is a broken line, to a dead line and measures 222.6 feet thereon.

Being the same property conveyed to Harold W. Twitty by deed from C. Alex Brown and wife, of record in Book 4308, page 271.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1972 taxes, which have been prorated and assumed by the Buyer.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 12th day of September, 1972.

Gwendolyn R. Twitty
Gwendolyn Redford Dycus

Harold W. Twitty
Harold W. Twitty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 1637 PAGE 365

Before me, Helen D. Scott, a Notary Public in and for the State and County aforesaid, personally appeared the within named [illegible], and former [illegible], the bargainor(s), with whom I am personally acquainted, and who acknowledged that they he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 12th day of September, 1972.

Helen D. Scott
Notary Public

My commission expires: May 25, 1975

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), 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, the _____ day of _____, 19____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 53,000.00

Louie Allen Clements, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF September 1972

MY COMMISSION EXPIRES: May 25, 1975 (AFFIX SEAL) Helen D. Scott Notary Public

B 7 5 8 5 4

IDENTIF. REFERENCE

SEP 13 3 47 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

020383-9

WARRANTY DEED
REF/VS

FROM

HAROLD W. TWITTY, UNMARRIED

TO

LOUIE ALLEN CLEMENTS, JR., UNMARRIED

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

_____
Notary Public

My commission expires;