WARRANTY DEED

BOOK 1659 PAGE 987

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James P. Clarke,Jr.et ux		116-11-41
(NAME) 416 Sunnyside Drive	(NAME) same	
(STREET ADDRESS OR ROUTE NUMBER) Nashville,Tennessee	(STREET ADDRESS)	61- 3915
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten & 00/100 ($10.00) ---------- *Dollars,*

paid in cash, and other good and valuable consideration received from the grantees herein, I,

MARIE G. DUNCAN, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said grantees,

JAMES P. CLARKE, JR. and wife, PATRICIA C. CLARKE,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being the southerly 48 feet 3 inches of Lot No. 12 and the northerly 60 feet of Lot No. 11 of Block "E" on the Map of the Malone Property, called Honeywood Subdivision, and described according to an unrecorded plan of said Subdivision made by W. B. Southgate, as follows:

Beginning at a point on the easterly side of Sunnyside Drive 45 feet south of the corner of Lots Nos. 12 and 13, being 1733 feet south of the north line of Honeywood Subdivision; running thence southerly along the easterly side of Sunnyside Drive with a curve to the right 108 feet 3 inches to a stake; thence easterly 250 feet to a point in a branch; thence with the center of the branch northerly 89 feet to the original corner of Lots Nos. 11 and 12; thence continuing with the center of the branch northerly 61 feet to a stake; thence westerly 280 feet, more or less, to the point of beginning.

Being the same property conveyed to Marie G. Duncan by deed from George R. Hatchett and wife, of record in Book 1713, Page 179, Register's Office for Davidson County, Tennessee.

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property, and to the lien of taxes for 1972.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 59,000.00

Subscribed and sworn to before me, this the 1st day of Dec. 19 72

Affiant

My commission expires: Jan. 30 1974 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 416 Sunnyside Drive, 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 grantees,

their

(successors), heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 1st *day of* December, 19 72 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Marie G. Duncan

Marie G. Duncan

This instrument was prepared by John J. Archer, Attorney
300 James Robertson Parkway, Nashville, Tennessee 37201

BOOK 4659 PAGE 988

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Lynch D. Bennett, Jr., a Notary Public in and for said County and State, Marie G. Duncan, an unmarried person, the within named 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 1st day of Dec, 1972.

Lynch D. Bennett, Jr. Notary Public

Commission expires Jan. 30, 1974

LYNCH D. BENNETT, JR. NOTARY PUBLIC DAVIDSON COUNTY

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.....

DEC-1 72	CONV	59,000.00			
DEC-1 72	S'TAX		A*	153.40	
DEC-1 72	PR'FEE		A*	.50	
DEC-1 72	W'DEED		A*	4.00	* 157.90

PLEASE RETURN TO C.&I. 80057
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
ASHVILLE, TENN. 37201

WARRANTY DEED

FROM
MARIE G. DUNCAN
TO
JAMES P. CLARKE, JR., et ux

B 8 6 1 9 7

IDENTIF. REFERENCE

DEC 1 2 14 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2056
NASHVILLE, TENNESSEE