BOOK 4736 PAGE 201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The Actual Consideration or value, whichever is greater, for this transfer is $ 12,000.00 .

Wm N Dearborn
Affiant

Subscribed and sworn to before me, this the 17th day of AUGUST, 1972.

Notary Public

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY DEARBORN & EWING
400 Commerce Union Bank Building, Nashville, Tennessee

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Nos.
(MRS.) ALICE DANNAHER (Name)	WM. N. DEARBORN, Atty (Name)	Map 92-5
C/O → (Street Address or Rt. No.)	400 COMMERCE UNION BK BLDG (Street Address)	Par. 311
(City) (State) (P.O.Zip)	NASHVILLE TENN 37219 (City) (State) (Zip)	312

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged and pursuant to the powers vested in me as Successor Trustee under the Will of Patrick Cleary, Deceased, of record in Will Book 39, page 584, Probate Court of Davidson County, Tennessee, and in exercise of the Trustee's authority to transfer the herein described property to the children of Patrick Cleary, Deceased, who might be living at the death of the life tenants named in said will, the said life tenants all having died, and the said Grantee, Alice Dannaher, being the sole surviving child of the said Patrick Cleary, Deceased;

NOW, THEREFORE, I, Alice Dannaher, Trustee, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Alice Dannaher, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Being the easterly 65 feet of Lot No. 40 and the westerly 15 feet of Lot No. 39 on the Plan of Hynes' Addition to Nashville, of record in Chancery Book 1, page 21, Clerk & Master's Office of Davidson County, Tennessee.

Said parts of Lots Nos. 39 and 40 front together 80 feet on the southerly margin of Charlotte Avenue and run back between parallel lines 140 feet more or less to an alley measuring 80 feet thereon.

Being part of the same property devised to Martin Gilmore, Patrick F. Cleary and Edward E. Cleary, Trustees, under the will of Patrick Cleary, of record in Will Book 39, page 584, Probate Court for said County, Alice Dannaher having been appointed Successor Trustee by order of the Probate Court of Davidson County, Tennessee, of record in Minute Book 169, page 416, in the office of the Clerk of the Probate Court of Davidson County, Tennessee.

This is un-improved property known as 1409 and 1411 Charlotte Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and I do covenant with the said Grantee 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, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 8 day of March, 1972.

Alice Dannaher
ALICE DANNAHER, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, William T Cursey, a Notary Public in and for said County and State, the within named Alice Dannaher, TMustee, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument as such Trustee for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, this 8 day of March, 1972.

William T. Cursey
NOTARY PUBLIC

My Commission Expires: 3-10-75

AUG 10 73	CONV	12,000.00			
AUG 10 73	S'TAX		A*	31.20	
AUG 10 73	PR'FEE		A*	.50	
AUG 10 73	W'DEED		A*	4.00	* 35.70

WARRANTY DEED

FROM ALICE DANNAHER, TRUSTEE

TO ALICE DANNAHER

C 19102

IDENTIF. REFERENCE

AUG 10 2 09 PM '73

FELIX Z. [illegible]
DAVIDSON COUNTY, TENN.