ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
SARAH AVALON CLINARD	Same	Map-133-12
(NAME)	(NAME)	
424 Benita Drive		Par. 36
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- DOLLARS

Cash in hand paid by SARAH AVALON CLINARD, the receipt of which is hereby acknowledged, for other good and valuable considerations, and the agreement by Grantee to assume and pay the unpaid balance of a note payable to Dobson-Johnson, Inc. executed by Jim D. Dies, Jr., and Virginia L. Dies to pay $22,100.00 due and payable in installments of $150.54 until said balance is paid in full.

WE, JIM D. DIES, JR., AND WIFE, VIRGINIA L. DIES

have bargained and sold, and by these presents do transfer and convey unto the said

SARAH AVALON CLINARD

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 98 on the Plan of Windsor Park, as of record in Book 3600, Page 64, Register's Office of Davidson County, Tennessee.

SAID Lot No. 98 fronts 75 feet on the easterly side of Benita Drive and extends back 164.48 feet on the southerly line and 159.62 feet on the northerly line to a dead line measuring 56.6 feet thereon.

BEING the same property conveyed to Jim D. Dies, Jr., and wife, Virginia L. Dies by deed from Terry W. Mayo and wife, Patty A. Mayo of record in Book 4736, Page 123, said Register's Office for Davidson County, Tennessee.

SEP 27	CONV	22,100.00			
SEP 27	STAX		A*	57.46	
SEP 27	PRFEE		A*	.50	
SEP 27	WDEED		A*	4.00	* 61.96

unimproved ( )
This is improved (X) property, known as 424 (House Number) Benita Drive (Street)
Nashville, Tennessee
(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 26th day of Sept, 19 73.

Jim D. Dies Jr.
JIM D. DIES, JR.

Virginia L. Dies
VIRGINIA L. DIES

BOOK 4750 PAGE 337

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Helen M. Blakely, a Notary Public in and for said County and State, the within named JIM D. DIES, JR., AND WIFE, VIRGINIA L. DIES

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, Tn., this 27 day of September, 1973.

My commission expires Dec 19, 1975 Notary Public Helen M Blakely

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $22,100.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Sarah Avalon Clinard

Sworn to and subscribed before me this 26 day of Sept, 1973.

My commission expires Aug 3, 1977 Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument was prepared by:	
C. H. Briley, Jr., Atty.	Suite-2114 Parkway Towers, Nashville, Tenn.
Name	Address

WARRANTY DEED

FROM JIM D. DIES, JR., ETUX

TO SARAH AVALON CLINARD

C 25587

IDENTIF. REFERENCE

SEP 27 11 57 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219

G-23816/oj