BOOK 1770 PAGE 487 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $9,500.00

Ernest C. Clinard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 1973.

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS & ADAMS, ATTORNEYS 112 Stahlman Building, Nashville, Tennessee-37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest C. Clinard (NAME)	Ernest C. Clinard (NAME)	18W-6945
1303 Shelby Avenue (STREET ADDRESS OR ROUTE NUMBER)	1303 Shelby Avenue (STREET ADDRESS)	Map 83-13
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 203

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, W. A. GADD and wife, WILLIE LEE GADD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERNEST C. CLINARD and wife, NANCY J. CLINARD

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:

LAND in Davidson County, Tennessee, being Lot No. 194 in the East Edgefield Addition, a plan of record in Book 21, page 147, Register's Office for said County.

SAID Lot No. 194 fronts 50 feet on the north side of Shelby Avenue or Lea Street, and runs back between parallel lines 170 feet to an alley in the rear.

BEING the same property conveyed to W.A. Gadd and wife, Willie Lee Gadd by two deeds from: (1) Mrs. Winey Newman Page, et al, of record in Book 996, page 589, and (2) Mrs. Lillion Newman Bankston of record in Book 846, page 131, both of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1303 Shelby Avenue, Nashville, Tennessee
(House Number) (Street) (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 hands this 30th day of November, 19 73

W. A. Gadd

Willie Lee Gadd

BE/

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. A. Gadd and wife, Willie Lee Gadd

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 30th day of November, 1973*

Commission expires 11-30-76

Notary Public

BETSY WILKINS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

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 upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ 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

BE

FROM

W. A. GADD, ET UX

TO

ERNEST C. CLINARD, ET UX

G 3 4 4 2 0

IDENTIF. REFERENCE

Dec 7 12 35 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

DEC-7-	CONV	*9,500.00			
DEC-7-S TAX			A*	24.70	
DEC-7-PUFEE			A*	.50	
DEC-7-	WDEED		A*	4.00	* 29.20