THIS INSTRUMENT PREPARED BY Charles D. Morison, 2001-21st. Ave., So.,Nash

BOOK 4811 PAGE 849

WARRANTY DEED FORM 20 (REV. 4-69) Ambrose-Nashville

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, ~~Dollars~~

William A. Pohlman and wife, Darlene M. Pohlman

hereinafter called the grantors,

MAY-3	CONV	18,600.00				
MAY-3 S'TAX			A*	48.36		
MAY-3 PR'FEE			A*	.50		
MAY-3	W'DEED		A*	8.00	*	56.86

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

Donald Lawrence Clifford and wife, Rebecca Jane **heirs and assigns. a certain tract or parcel of land in** Davidson **County, State of Tennessee, as follows:**

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Shadowlawn Subdivision, of record in Book 1130 Page 84 Register's Office for said County.

SAID Lot No. 9 fronts 60 feet on the southerly side of Norvel Avenue and runs back between lines 151 feet on the easterly line and 157.2 feet on the westerly line to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Claude C. Hackett, Jr. and wife, Ethel J. Hackett by Warranty Deed from Fletcher M. Simmons, Jr. and wife, Nola B. Simmons, as of record in Book 3432 Page 394 Register's Office Davidson County, Tennessee.

This is improved property, known as 1430 Norvel Avenue, Nashville, Tennessee 37216

Buyer's Int Title
Donald Lawrence Clifford, etux
1430 Norvel Ave
Nash. Tenn

BOOK 1811 PAGE 850

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 unincumbered.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. A lien is expressly retained upon the property herein conveyed to secure all the deferred payments of purchase money.

Witness our hands, this 3rd day of May, 19 74

William A. Pohlman

William A. Pohlman

Darlene M. Pohlman

Darlene M. Pohlman

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC. BOOK 4811 PAGE 851

STATE OF TENNESSEE DAVIDSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $18,600, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Donald T. Clifford
Affiant

Subscribed and sworn to before me, this the 3rd day of May, 1974.

Jo Ann Smith
Notary Public

My commission expires May 15, 1975

JO ANN SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE DAVIDSON COUNTY

Personally appeared before me, Jo Ann Smith, a Notary Public in and for said County and State, the within named

William A. Pohlman and wife, Darlene M. Pohlman

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

JO ANN SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Witness my hand and official seal, at Nashville, Tennessee, this 3rd day of May, 1974.

My Commission Expires May 15, 1975

Jo Ann Smith
Notary Public.

STATE OF TENNESSEE, ...COUNTY.

Register's Office, ..., 19....

I, ..., Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No....., page.....; that they were received....., 19...., at.....o'clock....M., and entered in Note Book ....., Page.....

.....

Warranty Deed

FROM

.....

.....

TO

.....

.....

STATE OF TENNESSEE

....COUNTY

Register's Office

Received for record the..... ...day of

..... A.D. 9.....,

at.....o'clock...M. Noted in Note

Book....., page..., and recorded in

Warranty Deed Book No..... page.....

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.
MAY 3 12 46 PM '74

IDENTIF. REFERENCE

052363

State Tax .....$.....

Register's Fee .....$.....

Total .....$.....

Paid this.....day of.....,19....

.....

Register

Form 20 Nelson-Nashville
(REV. 4-69)

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