BOOK 4826 PAGE 166

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Madelyn Hughes Claiborne

TO

William Thomas Clevenger Et Ux

For draftsman's use

CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

This instrument prepared by
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Thomas Clevenger (NAME)	SAME (NAME)	131-8
4305 Dale Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	100
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 31,500.00 William Thomas Clevenger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June, 19 71.

Notary Public

MY COMMISSION EXPIRES: 1-31-73

(AFFIX SEAL)

NOTARY PUBLIC ★ DAVIDSON CO. ★

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)----------DOLLARS

Cash in hand paid by WILLIAM THOMAS CLEVENGER and wife, MARY ELIZABETH CLEVENGER, and other good and valuable considerations, receipt of which is hereby acknowledged, ~~I~~ WE

JUN 18 ~~I~~ REGISTER'S TAX 31,500.00
JUN 18 ~~I~~ PR FEE A* 81.90
JUN 18 ~~I~~ WDEED A* .50
A* 4.00 * 86.40

MADELYN HUGHES CLAIBORNE, a widow

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

WILLIAM THOMAS CLEVENGER and wife, MARY ELIZABETH CLEVENGER

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. 35 on the Plan of Glendale Park, Section 1, of record in Book 1130, page 45, Register's Office for said County.

SAID Lot No. 35 fronts 127.4 feet on the westerly side of Dale Avenue and runs back 140 feet on the northerly line and 165 feet on the southerly line to a rear line on which it measures 130 feet.

BEING the same property conveyed to Madelyn Hopkins Claiborne and husband Harry Laurens Claiborne by deed from Wallace Darden, Trustee of record in Book 1340, page 140, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owners certificate, a 40-foot minimum building setback line from Dale Avenue, and a 10-foot easement for public utility purposes along the rear line of said; and easement for sanitary or storm sewer to Metro of record in Book 4099, page 361, (20'Permanent and 10' temporary) across the lot; restrictions of record in Book 1129, page 558, Book 1280, page 611, said Register's Office.

BOOK 1826 PAGE 167

WD-2

This is unimproved ( ) improved (X) property, known as 4305 Dale Avenue (House Number) (Street) Nashville P. O. Address (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WILLIAM THOMAS CLEVENGER and wife, MARY ELIZABETH CLEVENGER, their heirs and assigns, forever.

And I do covenant with the said WILLIAM THOMAS CLEVENGER and wife, MARY ELIZABETH CLEVENGER 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., except as of record,

And I, Madelyn Hughes Claiborne, a widow do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said WILLIAM THOMAS CLEVENGER & wife, MARY ELIZABETH CLEVENGER, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 14th day of June 1974

Madelyn Hughes Claiborne
MADELYN HUGHES CLAIBORNE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Madelyn Hughes Claiborne

the 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 14th day of June, 19 74

, Notary Public.

Commission expires 1-31-78

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

FELIX Z. WITHERSPOON REGISTER DAVIDSON COUNTY, TENN.
JUN 18 3 35 PM '74
IDENTIFICATION REFERENCE

C5934O