BOOK 4830 PAGE 401

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cloverbottom Estates, Inc. (NAME)	Cloverbottom Estates, Inc. (NAME)	21W-9445
P.O. Box 1301 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1301 (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37202 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of FIFTY-SEVEN THOUSAND ONE HUNDRED EIGHTY-ONE AND 03/100 DOLLARS ($57,181.03), cash in hand paid, the ~~DOLLARS~~ receipt of which is hereby acknowledged, and the assumption by grantee of two notes, one dated February 14, 1966, from J. Gill Fuqua and wife, Marie T. Fuqua, to Condra Development Company in the original principal amount of $100,000, with a present balance of $63,379.10, and secured by a vendor's lien retained in a deed of even date therewith from Condra Development Company to the said J. Gill Fuqua et ux, and recorded in Book 3987, Page 737, R.O.D.C., Tennessee, and a second note dated July 9, 1968, from W. M. Redding and wife, Lillian B. Redding, to J. Gill Fuqua and wife, Marie T. Fuqua, in the original principal amount of $31,000, with a present balance of $21,939.87, and secured by a deed of trust of even date therewith from W. M. Redding, et ux to W. D. McMurray, Trustee, and recorded in Book 4249, Page 792, R.O.D.C., Tennessee, both of said notes being hereby assumed by grantee, I, Wilford E. Bethshares, Jr., an unmarried man,

have bargained and sold, and by these presents do transfer and convey unto the said Cloverbottom Estates, Inc., its successors and assigns ~~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 lots Nos. 7, 8 and the southerly 8 feet of lot No. 9 and that part of a 10-foot alley lying adjacent to and west of said lots on the plan of P. D. Maddin's Subdivision, as of record in book 57, page 139, Register's Office for said County, also part of lot No. 7 on the plan of part of Elliston property, as of record in Plan Book 1, page 105, Chancery Court at Nashville, described together according to a survey made by Z. J. Wilkinson, Surveyor, May 27, 1954, as follows: Beginning at a point on the westerly margin of Louise Avenue 153.1 feet northerly from the northwest corner of said Avenue and Elliston Place, said point being the northwest corner of said Avenue and a 10-foot alley; thence with the westerly margin of said Louise Avenue, northwestwardly 108 feet to a point 297 feet southerly from the southwest corner of said Avenue and State Street; thence southwestwardly 168 feet to a point on the easterly margin of a 12-foot alley, said point being 297 feet southerly from said State Street; thence with the easterly margin of said 12-foot alley, southeastwardly 81 feet to an iron pin; thence eastwardly 28 feet to an iron pin; thence southeastwardly 21 feet; thence eastwardly 8 feet to an iron pin on the northerly margin of said 10-foot alley; thence with the margin of said alley, northeastwardly 134 feet to the beginning. Being the same property conveyed to Wilford E. Bethshares, Jr., by deed from W. M. Redding and wife, Lillian B. Redding, of record in Book 4588, page 575, Register's Office for Davidson County, Tennessee.

NOTARY PUBLIC CHRISTINE TIPPLEY DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 142,500.00

Affiant

Subscribed and sworn to before me, this the 26th day of December, 1974

Notary Public

My commission expires: Nov. 20, 1976 (Affix Seal)

This instrument prepared by
W. M. Haywood, Atty.
National Life Center
Nashville, Tennessee

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unimproved ( )
This is improved (X) property, known as 203-05-07 Louise Ave., Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Cloverbottom Estates, Inc., its successors and assigns ~~heirs and assigns~~, *forever.*

And I *do covenant with the said* Cloverbottom Estates, Inc. *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 to rights of tenants in possession thereof and taxes for 1974 which have been prorated and are hereby assumed by grantee, and encroachment of concrete drive located on property north of the property herein conveyed upon the subject property by 2 feet as shown on survey made by Z. J. Wilkinson dated May 27, 1954.

And I *do further covenant and bind* myself, my ~~successors~~ heirs *and representatives, to warrant and forever defend the title to the said land to the said* Cloverbottom Estates, Inc., its successors and assigns ~~heirs and assigns~~ *against the lawful claims of all persons whomsoever.*

Witness my *hand this* 28th *day of* June, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Wilford E. Bethshares, Jr.

Wilford E. Bethshares, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* Wilford E. Bethshares, Jr.

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

Witness my hand and official seal at Nashville, *Tennessee, this* 28th *day of* June, *19*74.

Christine Tinsley, *Notary Public.*

Commission Expires Nov. 20, 1976

STATE OF
COUNTY OF

Personally appeared before me, _____, *a Notary Public in and for said County and State, the within named*

JUL-1 CONV 90,000.00
JUL-1 CONV 52,500.00
JUL-1 STAX A* 370.50
JUL-1 PRICE A* 750
JUL-1 MDEED A* 6.00 * 377.00

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

Witness my hand and official seal at _____, *this* _____ *day of* _____, *19*____.

_____, *Notary Public.*

Commission Expires _____.

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.
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IDENTIFICATION REFERENCE
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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 purposes 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 _____.