FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,750.00

x Jessie Mae Clinard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF August 1974.

Lawrence D. Wilson
Notary Public

MY COMMISSION EXPIRES: 11-17-76
(AFFIX SEAL)

Rush
Mail to Grantee

THIS INSTRUMENT WAS PREPARED BY
Lawrence D. Wilson, Attorney, South Harding Mall, Nashville, Tn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessie Mae Clinard (NAME)	Jessie Mae Clinard (NAME)	
709 45th Ave. N. (STREET ADDRESS OR ROUTE NUMBER)	709 45th Ave. N. (STREET ADDRESS)	91-12
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	66

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, Robert Sheppard and wife Jacqueline Sheppard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jessie Mae 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:

Being Lots no. 86 and 88 of Block 59 on the No. 1 plan of West Nashville, as of Record in Book 57, Pages 74 and 75, Registers Office for said county.

Said Lots adjoin and front 50 feet on the westerly side of 45th Avenue North, formerly Fourth Street and extends back between parallel lines and along the northerly margin of an alley, 110 feet to an alley in the rear.

Being the same property conveyed to Robert E. Sheppard and wife, Jacqueline, by deed from Mrs. Phoebe M. Shavers, as of Record in Book 4522, Page 466, Registers Office for Davidson County, Nashville, Tennessee.

This is unimproved ( ) improved (X) property, known as 709 (House Number) 45th Avenue North (Street) Nashville (P. O. Address) Tennessee (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 my hand this 5th day of August, 1974

Robert E. Sheppard — Jacqueline Sheppard

Robert E. Sheppard — Jacqueline Sheppard

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, LAWRENCE D. WILSON, a Notary Public in and for said County and State, the within named ROBERT E. SHEPPARD AND WIFE JACQUELINE SHEPPARD

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 5TH day of AUGUST 19 74

Commission expires 11-17-76

Notary Public

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) 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

FROM

ROBERT OR JACQUELINE SHEPPARD

TO

JESSIE MAE CLINARD

C 6 6 2 5 8

IDENTIF. REFERENCE

AUG 7 10 25 AM '74

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG-7	CONV	15,750.00			
AUG-7 S'TAX			A*	40.82	
AUG-7 PR'FEE			A*	.50	
AUG-7	W'DEED		A*	4.00	* 45.32