DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

WARRANTY DEED

BOOK 4847 PAGE 272
REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
142-14 49 Ptn	Mr/Mrs Philip J. Newman	First Federal Savings & Loan 4th & Union Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 9D-24546	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 559 Bellevue Road	LOAN OR ACCOUNT NO.
		PROPERTY IS ☐ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

AUG27⁷⁴	CONV	79,950.00			
AUG27⁷⁴	S'TAX		A*	77.74	
AUG27⁷⁴	PR'FEE		A*	.50	
AUG27⁷⁴	W'DEED		A*	4.00	* 82.24

CHARLES PHILLIP CLINARD and wife, FRANCES NICHOLSON CLINARD

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PHILIP J. NEWMAN and wife, LINDA K. NEWMAN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 28 on the Plat of Westward Winds, as of record in Book 3700, page 32.

Said Lot No. 28 fronts 78 feet on the southerly margin of Bellevue Road and extends back 150 feet on the easterly line and 154.1 feet on the westerly line, to a line on the rear on which it measures 91.89 feet.

Being the same property conveyed to Charles Phillip Clinard and wife, Frances Nicholson Clinard, by deed from Robert Eugene White and wife, as of record in Book 4144, page 218.

This conveyance is made subject to restrictions of record in Book 3944, page 377.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. Except for 1974 taxes, which have been prorated and assumed by Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 23rd day of August, 19 74

Frances Nicholson Clinard

Charles Phillip Clinard

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Charles Phillip Clinard and wife, Frances Nicholson Clinard

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, the 23rd day of August, 19 74.

My commission expires: 4/23/78

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$29,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August 1974

MY COMMISSION EXPIRES: 4/23/78 (AFFIX SEAL)

Notary Public

C 6 8 9 1 0

IDENTIF. REFERENCE

AUG 27 2 27 PM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

CHARLES PHILLIP CLINARD AND WIFE

TO

PHILIP J. NEWMAN AND WIFE

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires:

Notary Public