MAIL TO: JIM STEVENS RLTY. AUCTION
3937 GALLATIN RD. NASHVILLE, TENN. FORM NO. WD-1

BOOK 4848 PAGE 808

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,300.00

H E McClanahan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF Aug 1974

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Dec. 5 1977
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
W. L. Bainbridge III, 119 Union Street, Nashville, Tennessee
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| H.E. McCLANAHAN and L.O. HARDAWAY (NAME) | Same (NAME) | Map 94-? |
| 120 So 11th ST. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par 78 |
| NASHVILLE, TENN. (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | 23W110 |

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, W. L. Bainbridge Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H. E. McClanahan and L. O. Hardaway

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:

LAND in Davidson County, Tennessee being Lot No. 61 on the Plan of United Electric Railway Company's Plan of Lots, as of record in Book 161, page 8, Register's Office for Said County.

SAID Lot No. 61 fronts 50 feet on the south side of Electric Avenue and extends back between parallel lines, 150 feet more or less to an alley This tract is known as 1704 Electric Avenue, Nashville, Tennessee.

BEING the same property conveyed to W. L. Bainbridge, Company, by deed from Ward Dewitt, Jr., Trustee, of record in Book 4794, page 668, said Register's Office.

This is unimproved ( ) improved (X) property, known as 1704 Electric Ave. Nashville. Tenn.
(House Number) (Street) (P. O. Address) (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 28th day of August, 19 74

IN WITNESS WHEREOF, W. L. BAINBRIDGE, Co., ~~a Partnership, has caused this~~ instrument to be executed by a partner ~~duly authorized by an instrument of~~ record in Book 3832, page 786, Register's Office for Davidson County, Tennessee.

W. L. Bainbridge Company

By: W. L. Bainbridge
A Partner

STATE OF TENNESSEE
Davidson County

BOOK 4848 PAGE 809

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W.L. BAINBRIDGE III

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 August, 1974

Commission expires My Commission Expires Sept 12, 1976

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

MAIL TO: JIM STEVENS REALTY, AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

**WARRANTY DEED**

FROM
W. L. Bainbridge Company

TO
H. E. McClanahan
and
L. O. Hardwaway

C 69588

IDENTIF. REFERENCE

SEP 3 1 23 PM '74

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

JIM STEVENS
"SALES THAT SATISFY"
REALTY & AUCTION ASSOCIATES
228-2541 JIM STEVENS, Auctioneer 3937 Gallatin Rd. Nashville, Tenn
Licensed in Tenn. & Ky. - Realtors & Auctioneers Assn

| | | | | | | |
|---|---|---|---|---|---|---|
| SEP-3-74 | CONV | *3,300.00 | | | | |
| SEP-3-74 | S'TAX | | A* | 8.58 | | |
| SEP-3-74 | PR'FEE | | A* | .50 | | |
| SEP-3-74 | W'DEED | | A* | 4.00 | * | 13.08 |