This Instrument Prepared By:
H.F.M. REALTY
3250 Dickerson Rd.
Nashville, Tenn.

Mail

WARRANTY DEED

BOOK 4865 PAGE 493

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JAMES E. CLINARD,ET UX (NAME)	THOMAS & HILL, INC. (NAME)	
5028 McLendon (STREET ADDRESS OR ROUTE NUMBER)	P.O.Box 1833 (STREET ADDRESS)	162-3
Antioch, Tennessee (CITY) (P. O. ZONE) (STATE)	Charleston,West Virginia 25327 (CITY) (ZONE) (STATE)	88 pw

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *Dollars,*

Cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Myrick R. Cowart, et ux, Esther Cowart

have this day bargained and sold, and do hereby transfer and convey unto the said James E. Clinard and wife, Gloria Jean Clinard their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

BEING Lot No. 31 on the Plan of Colewood Hills, Section I as of record in Book 4300, Page 130, Register's Office for Davidson County, Tennessee.

SAID LOT No.31 fronts 75 feet on the easterly margin of McLendon Drive and extends back on the northerly margin 191.94 feet and 179.87 feet on the southerly margin to a dead line in the rear which measures 75.97 feet thereon.

BEING the same property conveyed to Myrick R. Cowart and wife, Esther Cowart by deed from Apollo Contracting Corporation, as of record in Book 4656, page 827, Register's Office for said County.

THIS conveyance is subject to restrictions as of record in Book 4003, page 11, aforesaid Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,759.72

Subscribed and sworn to before me, this the 1st. day of November 19 74

James E. Clinard
Affiant

My commission expires May 1, 1976 (Affix Seal)

Virginia Sloan
Notary Public

This is improved (X) property, known as 5028 McLendon Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said JAMES E. CLINARD and wife, GLORIA JEAN CLINARD their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JAMES E. CLINARD and wife, GLORIA JEAN CLINARD their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 1st. *day of* November, 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.*

Myrick Ronald Cowart
MYRICK R. COWART

Esther Cowart
ESTHER COWART

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned a Notary Public in and for said County and State, Myrick R. Cowart and wife, Esther Cowart

the within named bargainorS, 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 1st day of November, 1974

Virginia Sloan Notary Public

My Commission Expires May 1, 1976

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.....

Commission expires..... .....Notary Public

NOV-4-74	CONV	32,759.72			
NOV-4-74	S'TAX		A*	85.02	
NOV-4-74	PR'FEE		A*	.50	
NOV-4-74	W'DEED		A*	4.00	* 89.52

WARRANTY DEED

FROM
MYRICK R. COWART, ET UX

TO
JAMES E. CLINARD AND WIFE,
GLORIA JEAN CLINARD

PLEASE RETURN TO:
H.F.M. REALTY CO.
3250 Dickerson Rd.
Nashville, Tenn.
37207

C 7 6 9 7 1

IDENTIF. REFERENCE

Nov 4 10 35 AM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238