This instrument prepared by: Thomas M. Black, Attorney at Law,
223 Madison Street, Madison, Tn. 37115

mail

WARRANTY DEED

BOOK 4879 PAGE 61

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melissa Wall Clouse (NAME)	Same (NAME)	42 - 16
214 Donna Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 119
Madison, Tennessee 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------

----------($10.00)---------- *Dollars,*
cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

SARAH JEAN IRWIN,

have this day bargained and sold, and do hereby transfer and convey unto the said MELISSA WALL CLOUSE, TRUSTEE, with full power to mortgage, sell, transfer, and convey, without the joinder or disclosure of any beneficiary, her *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 13 on the Map of Blair Heights, Section IV, as of record in Book 2331, page 60, Register's Office for Davidson County, Tennessee.

Said lot fronts 125 feet on the west side of Donna Drive and runs back between parallel lines 320 feet to a dead line.

Being the same property conveyed to Sarah Jean Irwin by quitclaim deed from Furney Clifton Irwin, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Furney Clifton Irwin and wife, Sarah Jean Irwin, by deed from C. R. Duff and wife, Mallie Duff, of record in Book 4621, page 985, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 31,000.00

Subscribed and sworn to before me, this the 2nd day of January 1975

Affiant

My commission expires: 11/12/75 (Affix Seal)

Notary Public

This is { unimproved / improved (X) } property, known as 214 Donna Drive (House Number) (Street) Madison (P.O. Address:) Tennessee 37115 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantee, her *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as appears of record.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantee her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 27th *day of* December *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.*

Sarah Jean Irwin

A Single Woman

BOOK 4879 PAGE 62

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* SARAH JEAN IRWIN

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

Witness my hand and official seal at Madison, Tennessee *this* 27th *day of* Dec. *19*74.

Thomas M Black *Notary Public*

Commission expires 11/12/75

THOMAS M. BLACK NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

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.....

.....Notary Public

Commission expires .....

JAN-3 75	CONV	31,000.00				
JAN-3 75	S'TAX		A*	80.60		
JAN-3 75	PR'FEE		A*	.50		
JAN-3 75	W'DEED		A*	4.00	*	85.10

WARRANTY DEED

FROM

TO

C 8 3 2 1 5

IDENTIF. REFERENCE

JAN 3 9 11 AH '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115