Form No. WD-1

BOOK 4890 PAGE 764

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25250 ~~$26,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF February, 1975

Notary Public Edward Seddon

MY COMMISSION EXPIRES: 9-4-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luther Rogers Clinch (NAME)	Mortgage Associates, Inc. (NAME)	11D-68135
404 Blue Grass Avenue (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. #300 (STREET ADDRESS)	51-12
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	90

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, Ronald Paul Duhl and Phillip Conrad Hyde

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Luther Rogers Clinch et ux Myra Lynn Clinch

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 Lot No. 7 on the Plan of Andrew Jackson's Addition to Montague Park, of record in Book 547, Pages 83 & 84, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Ronald Paul Duhl and Phillip Conrad Hyde by deed of record in Book 4757, Page 516, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any easements and restrictions of record.

This is unimproved ( ) improved (X) property, known as 404 Blue Grass Avenue, Madison, Tennessee 37115
(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 our hands this 14th day of February, 1975

Ronald Paul Duhl: Ronald Paul Duhl

Phillip Conrad Hyde: Phillip Conrad Hyde

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Edward Seddon, a Notary Public in and for said County and State, the within named Ronald Paul Duhl and Phillip Conrad Hyde

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 14th day of February, 19 75

Commission expires 1-4-78

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

FILE BOX 3

WARRANTY DEED

FROM

RONALD PAUL DUHL AND

PHILLIP CONRAD HYDE

TO

LUTHER ROGERS CLINCH ET UX

MYRA LYNN CLINCH

C 8 8 1 9 3

IDENTIF. REFERENCE

FEB 20 10 53 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207

FEB20 75	CONV	25,250.00			
FEB20 75	S'TAX		A*	65.52	
FEB20 75	PR'FEE		A*	.50	
FEB20 75	W'DEED		A*	4.00	* 70.02