THIS INSTRUMENT PREPARED BY:
Joe M. Haynes, Attorney
142 North Main St.
Goodlettsville, TN 37072

BOOK 4897 PAGE 616

Mail ?

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie Morris Clendenin, et al	SAME	18-16
(NAME:) Dry Creek Road	(NAME:)	183
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, TN 37072	(STREET ADDRESS)	19-13
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	99 PW

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- *DOLLARS*
cash in hand paid by Leslie Morris Clendenin and Clifton Garrett, and other good and valuable considerations, the receipt of which is hereby acknowledged,

MAR 20 75	CONV	90,000.00			
MAR 20 75	CONV	11,145.00			
MAR 20 75	S'TAX		A*	262.86	
MAR 20 75	PR'FEE		A*	.50	
MAR 20 75	W'DEED		A*	8.00	* 271.36

North Main Development Co., Inc., a Tennessee Corporation,
have bargained and sold, and by these presents do transfer and convey unto the said Leslie Morris Clendenin and Clifton Garrett, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Three tracts or parcels of land located in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by C. J. Carney, Surveyor, dated July 28, 1958, as follows:

Tract 1: Beginning at a point in the center line of Connell Street, 230 feet more or less, east of the east margin of U. S. Highway No. 31-W also known as U. S. No. 41; thence with the center line of Connell Street, easterly 67 feet more or less to the west line of the A. M. Hitt Lane; thence with Hitt's west line, North 127 feet to a point, which is 43 feet south of the center line of a ditch or branch, said point being likewise the southeast corner of a tract being conveyed simultaneously herewith to Leslie Morris Clendenin; thence west parallel to the center line of said ditch or branch, along Clendenin's new south line 73 feet to a point; thence southerly 127 feet more or less to the point of beginning.

Being the same property conveyed to North Main Development Co., Inc., by deed from L. M. Clendenin and Clifton Garrett, of record in Book 4614, page 612, Register's Office for Davidson County, Tennessee.

Tract 2: Beginning on the easterly margin of U. S. Highway Nos. 31 west and 41, at the northwest corner of the property conveyed to H. B. Thomson and Beth Polk Fessey by deed from Estelle L. Polk, of record in Book 2930, page 459, Register's Office for said County; thence with the southern boundary line of the said Thomson Property, easterly 40 feet, southerly 7 feet, easterly 40 feet, northerly 7 feet, and easterly 145 feet to said Thomson's northwest corner; thence northerly 108 feet; thence westerly 225 feet to the easterly margin of U. S. Highway 31 West and 41; thence with the same southerly 108 feet to the beginning.

(OVER)

PATRICIA A. NORMAN NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 101,145.00

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

Affiant

My commission expires: Nov 8 1975 (Affix Seal)

Notary Public

(CONTINUED)
Being the same property conveyed to North Main Development Co., Inc., by deed from Leslie Morris Clendenin and wife, Margery McCasland Clendenin, of record in Book 4016, page 773, Register's Office for Davidson County, Tennessee.

Tract 3: Beginning in the intersection of the center line of Connell Street with the easterly margin of U. S. Highway No. 31W, or No. 41; thence easterly with the center line of the same 225 feet to the southwesterly corner of the property conveyed to John R. Daniel and wife, by deed from Estelle Polk and husband, of record in Book 2802, page 113, as corrected by instrument of record in Book 2859, page 353, each in the Register's Office for said County; thence northerly with the westerly line of said Daniel property 127 feet, more or less, to the southeasterly corner of the property conveyed to Leslie Morris Clendenin and wife, Margery McCasland Clendenin, by deed from Mrs. Estelle L. Polk and husband, B. L. Polk, as of record in Book 2808, page 463, said Register's Office; thence westerly with the southerly line of said Clendenin property 145 feet to a point; thence continuing with said Clendenin line southerly 7 feet to a point; westerly 40 feet to a point, northerly 7 feet to a point and westerly 40 feet to a point in the easterly margin of said Highway; thence southerly with the margin of the same 127 feet to the beginning.

Being the same property conveyed to North Main Development Co., Inc., by deed from H. B. Thomson and Beth Polk Fessey, of record in Book 4020, page 245, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Leslie Morris Clendenin and Clifton Garrett, their *heirs and assigns, forever.*

And we *do covenant with the said* Leslie Morris Clendenin and Clifton Garrett, *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.*

And we *do further covenant and bind* ourselves, our successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Leslie Morris Clendenin and Clifton Garrett, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand this* 2nd *day of* January, *19* 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

NORTH MAIN DEVELOPMENT CO., INC.

BY: Clifton Garrett PRESIDENT

BOOK 4897 PAGE 618

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., 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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., 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..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Patricia A. Norman, *a Notary Public of the State and County aforesaid, personally appeared* Clifton Garrett, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* North Main Development Co., Inc., *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President.

Witness my hand and seal, at office in Goodlettsville, *this* 2nd *day of* January, 19 75.

Patricia A. Norman
Notary Public

Commission Expires 6-8-75.

PATRICIA A. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

NORTH MAIN DEVELOPMENT CO., INC.

TO

LESLIE MORRIS CLENDENIN, ET AL

C 9 1 3 1 3

IDENTIF. REFERENCE

MAR 20 10 48 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

BOOK 4897 PAGE 619