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IDENTIF. REFERENCE

MAR 24 1 31 PM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4898 PAGE 418

WARRANTY DEED

NEW OWNERS:

Mr. and Mrs. Doniel C. Clarke, Jr.
1114 Tyne Boulevard
Nashville, Tennessee

SEND TAX BILLS TO:

Home Federal S&L
230 4th Ave., No.
Nashville, Tenn. 37219

MAP PARCEL NUMBERS:

Map 145-4
Par. 1

PW

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, and the agreement of Daniel C. Clarke, Jr., and wife, Mary A. Clarke, to assume and pay a certain indebtedness in the original principal amount of Sixty Thousand ($60,000.00) Dollars, as evidenced by a certain note dated February 26, 1973, payable to Home Federal Savings and Loan Association, and secured by a certain deed of trust of record in Book 4684, page 615, Register's Office of Davidson County, Tennessee, I, Louise H. McCoy, have this day bargained and sold, and do hereby transfer and convey unto the said Daniel C. Clarke, Jr., and wife, Mary A. Clarke, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, near the City of Nashville, being Lot No. 11 of Block "A", on the Map of Lealand Manor, as of record in Book 974, page 74, Register's Office for said County, described as follows:

BEGINNING at a point on the northerly margin of Tyne Boulevard 993.3 feet easterly from the easterly margin of the Granny White Pike, the southeast corner of Lot No. 12 on said Plan; and running thence south 87° 39' east, with the northerly margin of Tyne Boulevard, 227 feet to the southwest corner of Lot No. 10 on said plan; thence North 6° 52' east, with the line between said Lots Nos. 10 and 11, 394.7 feet to the common corner of Lots Nos. 6, 7, 10 and 11 on said Plan; thence North 85° 16' west with the line between said Lot No. 11 and Lots Nos. 5 and 6 on said Plan, 259.1 feet to the northeast corner of said Lot No. 12; and thence South 2° 14' west, with the line between said Lots Nos. 11 and 12, 404.2 feet to the beginning, containing 2.23 acres, more or less.

BEING the same property conveyed to Louise H. McCoy, by deed from J. T. Ward and wife, Mary Muncie Ward, of record in Book 1339, page 373, and by deed from Frank T. McCoy, Jr., of record in Book 4504, page 404, each in the Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED BY THOS. A. HIGGINS, 18TH FLOOR, THIRD NATIONAL BANK BUILDING, NASHVILLE, TENNESSEE 37219.

This is improved property, known as 1114 Tyne Boulevard, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Daniel C. Clarke, Jr. and wife, Mary A. Clarke, and their 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 for taxes for 1975 which are being prorated between the grantor and grantees herein as of the date of this deed; a certain deed of trust of record in Book 4684, page 615, Register's Office of Davidson County, Tennessee; certain restrictions, covenants and easements of record in Book 1081, page 643, Book 1040, page 620, and Book 974, page 74, said Register's Office.

I further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to said real estate to said Daniel C. Clarke, Jr. and wife, Mary A. Clarke, and their heirs and assigns, against the lawful claims of all persons.

Witness my hand this 17th day of March, 1975.

Louise H. McCoy

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Faye Moran a Notary Public in and for said County and State, Louise H. McCoy, 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 Nashville, Tennessee, this 17th day of March, 1975.

Joyce Moran
Notary Public

My Commission Expires:

My Commission Expires August 30, 1978

State of Tenn.)
County of Davidson) The actual consideration or value whichever is greater, for this transfer is $117,500.00

Subscribed and sworn to before me this 24th day of March, 1975

Boyce W. Pickens
Affiant

My Commission expires 1/29/77

Rillian C. Ingram
Notary Public

MAR 24 75	CONV	90,000.00			
MAR 24 75	CONV	27,500.00			
MAR 24 75	S'TAX		A*	305.50	
MAR 24 75	PR'FEE		A*	.50	
MAR 24 75	W'DEED		A*	6.00	* 312.00