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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,550.00

Charles E. Sharpe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April 1975.

Notary Public

MY COMMISSION EXPIRES: November 8, 1975
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS (NAME) 507 STAHLMAN BUILDING, NASHVILLE, TENNESSEE (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES E. SHARPE, etux (NAME)	LOMAS & NETTLETON COMPANY (NAME)	18W-6945
1303 Shelby Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 964 (STREET ADDRESS)	MAP 83-13
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Va. 23451 (CITY) (STATE) (ZIP)	Parcel 203

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,

ERNEST C. CLINARD and wife, NANCY J. CLINARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHARLES E. SHARPE and wife, JOHNIE L. SHARPE

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:

C 8 V 3 2 0

LAND in Davidson County, Tennessee, being Lot No. 194 in the East Edgefield Addition, a plan of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

SAID Lot No. 194 fronts 50 feet on the north side of Shelby Avenue or Lea Street, and runs back between parallel lines 170 feet to an alley in the rear.

BEING the same property conveyed to Ernest C. Clinard and wife, Nancy J. Clinard, by deed from W.A. Gadd and wife, Willie Lee Gadd, as of record in Book 4470, Page 487, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regualtions, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is unimproved ( ) improved ( ) property, known as 1303 Shelby Avenue (House Number) (Street) Nashville, Tenn. 37206 (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 their hands this 11th day of Arpil, 19 75

Nancy J Clinard Ernest C Clinard

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ERNEST C. CLINARD and wife, NANCY J. CLINARD

the 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 11 day of April 19 75

Commission expires 10-8-75

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 upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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 in Box #4

WARRANTY DEED

FROM
Ernest C. Clinard and wife,
Nancy J. Clinard

TO
Charles E. Sharpe and wife,
Johnie L. Sharpe

C 94359

IDENTIF. REFERENCE

APR 15 4 09 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to Chas. E. Sharpe
Rt 1 Box 530
Clarksville, Tenn.
Within County 37040

April 15-1975 CO 18.550.00
St 48.10
P. Fee .50
W. Deed 4.00

52.60