WARRANTY DEED.

Addres of New Owner	Send Tax Bills to	Map Parcel	Tax Parcel
Lytton J. Clark 6109 Elizabethton Dr. Nashville, Tenn., 37205.	Same	81-11-531 91-6-328 91-6-296 91-6-295	2W-21750 12W-14455 12W-54505 12W-54510.

FOR AND IN CONSIDERATION of the sum of Eight Thousand ($8000.00) dollars, cash in hand paid by Lytton J. Clark, the receipt of which is hereby acknowledged, I, Matilou B. Duke, a widow, have bargained and sold, and by these presents do transfer and convey unto the said Lytton J. Clark, his heirs and assigns, four (4) certain tracts or parcels of land in Davidson, Tennessee, described as follows, to wit:

TRACT I: (1621 12th Avenue North, Nashville, Tenn.)

Land in Davidson County, Tennessee, being the northerly 40 feet of the southerly 50 feet of Lot No. 181 on the Plan of McGavock, Wetmore and Other's Second Addition, called the "Addition to the Town of McGavock", as of record in Book 21, page 41, Register's Office for said County. Said part of Lot No. 181 fronts 40 feet on the westerly side of 12th Avenue North, formerly Florence Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to E. C.Duke and wife, Matilou B. Duke by deed from Alonzo Robinson, of record in Book 3533, page 69, Register's Office for said County, the said E. C.Duke having subsequently died.

TRACT II: (5502 Michigan Avenue, Nashville, Tenn.)

Land in Davidson County, Tennessee, being Lots Nos. 1405, 1407, 1409 and 1411, Block 197, West Nashville, Extension Plan No. 1 of record in Book 57, page 173, Register's Office for said County.

Said Lots Nos. 1405, 1407, 1409 and 1411 front 25 feet each on the northerly side of Michigan Avenue and run back between parallel lines 150 feet to an alley and is the same property set out in said deed in trust or record as hereinabove set out.

Being property devised to Matilou B. Duke by will of E. C. Duke of record in Will Book 113, page 257, Probate Court of Davidson County, Tennessee.

Subject to an easement for a right of way for the Nashville, Chattanooga & St. Louis Railroad which is mentioned in Book 340, page 553, Register's Office for Davidson County, Tennessee.

TRACT III: (5614 Morrow Road, Nashville, Tennessee).

Land in Davidson County, Tennessee, being the Easterly 72 feet of the Westerly 180.8 feet of Lot No. 1517, Block 200, Plan of Extension of Plan No. 1, West Nashville, as of record in Book 57, page 173, Register's Office for Davidson County, Tennessee.

BEGINNING at a stake in the Northerly margin of Morrow Road, said stake being located South 59° 30' East 108.8 feet from an iron pin at the intersection of the Northerly margin of Morrow Road and the Southerly margin of a 25 foot alley, being the common corner of Lot 1517, running thence North 26° East 74.3 feet to a stake in the Southerly margin of a 25 foot alley, said stake being located North 85° East 123.3 feet from the Westerly corner of Lot 1517, running thence with the southerly margin of said 25 foot alley North 85° East 74 feet to a stake, said stake being located South 85° West 11 feet from the common corner of Lots 1515 and 1517, running thence South 22° West 121.8 feet to a stake in the Northerly margin of Morrow Road, said stake being located North 59° 30' West 67 feet from an iron pin at the intersection of the Northerly margin of Kentucky Avenue and Morrow Road, running thence North 59° 30' West with the Northerly margin of Morrow Road, 72 feet to the point of beginning. All in accordance with Survey and Plat by Norris H. Hickerson, Surveyor, dated September 4, 1953.

Being the same property conveyed to E. C.Duke and wife, Matilou B.Duke, by deed from Mary M. Davis and Imogene Gillespie, of record in Book 2595, page 395, Register's Office for said County, the said E.C. Duke having since died.

TRACT IV: (5616 Morrow Road, Nashville, Tennessee).

Land in Davidson County, Tennessee, being the westerly 108.8 feet front and the westerly 123.3 feet rear of Lot No. 1517, Block 200, Map of Extension of Plan No. 1 West Nashville, of record in Book 57, page 173, Register's Office for said County.

BEGINNING at an iron pin at the intersection of the Northerly margin of Morrow Road and the southerly margin of a 25 foot alley, being the common corner of Lot No. 1517, running thence with the southerly margin of said 25 foot alley, N. 85 degrees E. 123.3 feet to a stake, thence S. 26 degrees W. 74.3 feet to a stake in the northerly margin of Morrow Road; thence with the Northerly margin of Morrow Road N. 59 degrees 30' W 108.8 feet to the point of beginning.

All in accordance with Survey and Plat by Norris H. Hickerson, Surveyor, dated September 4, 1953.

Subject to sewer granted by E.C.Duke and wife, Matilou B.Duke to City of Nashville, of record in Book 1473, page 110, Register's Office for Davidson County, Tennessee. (Easement).

Notice that the dwelling located on premises is considered unfit for human habitation and fixing lien for repair, alterations, or improvements thereof, of record in Book 4695, page 755, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to E.C.Duke and wife, Matilou B.Duke, by deed from William S. Hofstetter, Substitute Trustee, as of record in Book 3376, page 439, Register's Office for said County, the said E. C. Duke having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON.

The actual consideration or value, whichever, is greater, for this transfer is $8,000.00.

Matilou B. Duke.

Subscribed and sworn to before me this 8th day of July, 1975.

Harry G. Nichol
Notary Public.

My com. expires: July 27, 1977.

This deed drafted by:
Harry G. Nichol, Atty.
711 J.C.Bradford Bldg.
Nashville,Tenn.,37219.

TO HAVE AND TO HOLD the said four tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Lytton J. Clark, his heirs and assigns, forever.

And I do covenant with the said Lytton J. Clark that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, except taxes for 1975, which are a lien, but not yet due and payable, and which are assumed by the grantee.

And I, Matilou B. Duke, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Lytton J. Clark, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 8th day of July, 1975.

Matilou B. Duke.

STATE OF TENNESSEE
COUNTY OF DAVIDSON.

Personally appeared before me, Harry G. Nichol, a Notary Public in and for said County and State, the within named Matilou B. Duke, a widow, the 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 8th day of July, 1975.

Harry G. Nichol
Notary Public.

My commission expires:
July 27, 1977.

BOOK 4929 PAGE 910

WARRANTY DEED.

FROM:

MATILOU B. DUKE

TO:

LYTTON J. CLARK.

Four tracts of land:

1621 12th Avenue North

5502 Michigan Avenue

5614 Morrow Road

5616 Morrow Road

in Nashville, Tennessee.

Mail to: Lytton J Clark
6109 - Elizabethon Drive
Nashville, Tenn 37205

Law Offices
HARRY G. NICHOL
711 J.C.Bradford Bldg.
Nashville,Tenn.,37219.

D0586

IDENTIF. REFERENCE

JUL 8 10 57 AM '75

FELIX Z. HUDDLESTON REGISTER
DAVIDSON COUNTY, TENN.

*8,000.00		
JUL-8-75 CONV	A*	20.80
JUL-8-75 STAX	A*	.50
JUL-8-75 PRFEE	A*	8.00
JUL-8-75 WDEED	*	29.30