Buyer + Tax Bill
Thelma T. Clanton
638 Nocturne Dr.
Nash Tenn 37207

D E E D

PARCEL NO. 13D-25475

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This Deed Was Prepared By:
Mose J. Davie, Attorney
1026 Fourth Avenue, North
Nashville, Tennessee 37219

WHEREAS, by Warranty Deed as of record in Book 4027, Page 872, R. O. D. C., Tennessee, the following described tract or parcel of land was deeded to Earl S. Clanton, III, and wife, Thelma T. Clanton, from George W. Barfield and wife, Gladys M. Barfield.

WHEREAS, it is the desire of Earl S. Clanton, III, and wife, Thelma T. Clanton, to convey the fee simple interest in the said property to Thelma T. Clanton for her sole and separate estate; it is the desire and intention of the said Earl S. Clanton, III, to convey all of his rights, title and interest in the said tract or parcel of land to his wife, Thelma T. Clanton, for her sole and separate estate, under the provisions of Section 8461.1 of the Supplement to the Code of Tennessee, 1950, which is as follows:

> "8461.1. Estates by entirety: deeds between husband and wife: intention shown. Any married person owning property or any interest therein in his or her own name, desiring to convert his or her interests in such property into an estate by the entireties with his or her spouse, may do so by direct conveyance to such spouse by an instrument of conveyance, which shall provide that it is the grantor's intention by such instrument to create an estate by the entireties in and to the entire interest in the said property previously held by the grantor (1949, Ch. 225, Sec. 1, modified)."

NOW, THEREFORE, for and in consideration of the sum of One Dollar ($1.00) cash in hand paid by Thelma T. Clanton, the receipt of which is hereby acknowledged, and it being the intention of the vendor, Earl S. Clanton, III, by this instrument

to create in his wife, Thelma T. Clanton, for her sole and separate estate all of his rights, title and interest in and to the following described real property previously held by Earl S. Clanton, III, and wife, Thelma T. Clanton, as tenants by the entireties; now, therefore, I, Earl S. Clanton, III, have bargained and sold and by these presents do transfer and convey unto the said Thelma T. Clanton for her sole and separate estate all of my rights, title and interest in and to the following described tract or parcel of land, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 9 of Block "CC" on the Plan of Fairview Subdivision, as of record in Book 1130, page 54, Register's Office for said County.
>
> Said lot fronts 75 feet on the west side of Meadow Road and runs back between parallel lines, 225 feet to a dead line.
>
> Being the same property conveyed to Earl S. Clanton, III, and wife, Thelma T. Clanton, by deed from George W. Barfield and wife, Gladys M. Barfield, as of record in Book 4027, Page 872, R.O.D.C, Tennessee. The said property is known as 4017 Meadow Road, Nashville, Tennessee 37218. Send all tax statements to the said Thelma T. Clanton at the aforesaid address.

To have and to hold the said interest in Thelma T. Clanton for her sole and separate estate the fee simple interest in and to the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to Thelma T. Clanton, her heirs and assigns forever.

And I, Earl S. Clanton, III, do covenant and bind myself, my heirs and assigns, to warrant and defend the title conveyed to Thelma T. Clanton, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand in Nashville, Tennessee, this 7th day of August, 1975.



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, Mose J. Davie, a Notary Public, in and for said County and State, the within named Earl S. Clanton, III, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of August, 1975.

NOTARY PUBLIC

My Commission Expires: November 6, 1976

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $1.00.

AFFIANT

Sworn to and subscribed before me this _____ day of August, 1975.

DEPUTY REGISTER