This instrument prepared by: Nixon-Kent Realty Co.,Inc.,
2535 Franklin Road
Nashville, Tennessee 37204

BOOK 4950 PAGE 820

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Duane A. Clark, etux	Fidelity Federal Savings & Loan Association	G0-14316
(NAME)	(NAME)	
521 Moncrief Avenue	Fourth and Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tenn. 37072	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of -

TEN and NO/100 - - - - - - - - - - ($10.00) - *Dollars,* cash paid by said Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by said Grantees of the unpaid principal balance of a note in the original amount of $13,500.00, to Fidelity Federal Savings and Loan Association, secured by a deed of trust to Vaden Lackey, Jr., Trustee, of record in Book 4706, page 89, Register's Office for Davidson County, Tennessee, payable as specified therein,

WE, GEORGE H. KNIGHT and wife, LOIS C. KNIGHT,

have this day bargained and sold, and do hereby transfer and convey unto the said

DUANE A. CLARK and wife, DODIE A. CLARK,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being the westerly part of Lot No. 47 on Moncrief's Subdivision, of the Allen Mathes Lands, not of record, and more particulary described according to a survey by Stephen A. Draper, Surveyor, September 22, 1960, as follows:

Beginning on the easterly margin of Moncrief Avenue at the common corners of Lots No. 48 and 47; thence following Moncrief Avenue in a northerly direction 114 feet to the common corners of Lot No. 46; thence with the line between Lots No. 47 and 46, -345 feet to a point; thence in a southerly direction 100 feet to a point in line of Lot No. 48; thence with the line between Lots No. 47 and 48, -288 feet to the point of beginning.

Being the same property conveyed to George H. Knight, by deed from D. C. White and wife, Sarah Ann White, as of record in Book 3281, Page 13, Register's Office for Davidson County, Tennessee. Further reference being made to the Contract for Sale of Land, dated May 25, 1973, as of record in Book 4728, page 86; and the Agreement, dated November 23, 1974, as of record in Book 4879, page 207, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property. ** - OVER - -

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 393.97

Subscribed and sworn to before me, this the 10th day of September 19 75

Affiant

My commission expires Nov 2, 1979 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 521 Moncrief Avenue, Goodlettsville, Tennessee 37072
(House Number) (Street) P. O. Address City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Duane A. Clark and wife, Dodie A. Clark,

their *(successors),*

heirs and assigns forever. We *covenant that* we are *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 abovementioned deed of trust assumed by Grantees.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Duane A. Clark and wife, Dodie A. Clark,

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 10th *day of* September, 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.*

George H. Knight — Lois C. Knight

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,*

George H. Knight and wife, Lois C. Knight

the within named bargainor S., 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 Goodlettsville, *Tennessee this* 10th *day of* September, *19* 75.

Commission expires Mar 2, 1978 *Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY TENN. JAMES M. BEVERLEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ....self to be..... ....of the....., the within named bargainor, a corporation, and that ....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

*It is expressly agreed and understood that all right, title and interest in and to the escrow account is hereby transferred to said Grantees.

SEP 15 75	CONV	21,393.37				
SEP 15 75	S'TAX		A*	55.64		
SEP 15 75	PR'FEE		A*	.50		
SEP 15 75	W'DEED		A*	4.00	*	60.14

WARRANTY DEED

FROM

GEORGE H. KNIGHT, ETUX

TO

DUANE A. CLARK, ETUX

D 1 5 5 1 0

IDENTIF. REFERENCE

SEP 15 10 24 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Mail to: Nixon-Kent Realty Co., Inc., 2535 Franklin Road, Nashville, Tennessee 37204