FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October, 1975.

Notary Public

MY COMMISSION EXPIRES: February 18, 1979

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY

Norman D. Rollins, Attorney (NAME) Suite 103 - Parkway Towers, Nashville, Tn. 37219 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee Allen Reynolds (NAME)	SAME (NAME)	
1308 16th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	104-B
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	338

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, Jack H. Clement and wife, Sharon B. Clement

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

HEREINAFTER CALLED THE GRANTEES ~~THEIR~~ HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being the northerly 50 feet of the westerly one-half of lot No. 41 in the O.B. Hayes Plan of Large Lots, called "Rokeby", a plan of which is of record in Plan Book 21, page 87, Register's Office for said County.

Said northerly part of said Lot No. 41 begins at a point on the easterly side of 16th Avenue South, formerly Belmont Avenue, as widened, the present southwest corner of Horton, formerly Weston Avenue, formerly southwest corner of lot No. 36 in said plan, and extending thence easterly with the southerly line of said Avenue 148 feet, more or less, to the westerly margin of an alley; thence southwardly, with the westerly margin of said alley 50 feet to a point; thence westerly and parallel with the southerly line of Horton Avenue, formerly the southerly line of lot No. 36, 148 feet, more or less, to the easterly line of said 16th Avenue South, as widened; thence northwardly and with the easterly line of said Avenue, 50 feet to the beginning.

Being the same property conveyed to Jack H. Clement by deed from Aubrey Mayhew, of record in Book 4552, Page 989, Register's Office for Davidson County, Tennessee.

The wife of Jack H. Clement joins in this conveyance for the purpose of conveying any marital rights she may have in said property.

This is unimproved ( ) improved (X) property, known as 1308 (House Number) 16th Avenue South (Street) Nashville, Tennessee (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 our hand, this 6 day of October, 19 75

Jack H. Clement

Sharon B. Clement

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Dorothy W. Henderson, a Notary Public in and for said County and State, the within named Jack H. Clement and wife, Sharon B. Clement

the bargainor, 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 6th day of October, 1975

Commission expires February 25, 1979

Dorothy W. Henderson
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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

WARRANTY DEED

FROM

Jack H. Clement and wife,

Sharon B. Clement

TO

Lee Allen Reynolds

D 20337

IDENTIF. REFERENCE

OCT 17 11 44 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT 17		CONV	65,000.00			
OCT 17	S'TAX			A*	169.00	
OCT 17	PR'FEE			A*	.50	
OCT 17		W'DEED		A*	4.00	* 173.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.