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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 $_____

$38,500.00 Gary Clement
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March 19 76.

Notary Public

MY COMMISSION EXPIRES:_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Clement (NAME)	Lomas & Nettleton Company (NAME)	16DA 16746
4416 Scenic Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 926 (STREET ADDRESS)	131-12
Nashville, Tennessee 37204 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	70

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, John Clair Rodgers et ux Sarah Elizabeth Rodgers

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

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:

BEING Lot "B" on the Map showing Lots "A", "B", "C" and "D", Scenic Drive of the M. N. Young Property, as of record in Book 2083, Page 8, Register's Office, Davidson County, Tennessee.

SAID Lot "B" fronts 78.9 feet on the easterly side of Scenic Drive and extends back 429.4 feet on the northerly line and 469.5 feet on the southerly line, to a dead line in the rear on which it measures 142 feet.

BEING the same property conveyed to John Clair Rodgers et ux Sarah Elizabeth Rodgers by deed from Donald Lyle Manor et ux Virginia L. Manor as of record in Book 4372, Page 701, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to all restrictions and easements of record in the Register's Office for said County.

This is ~~unimproved~~ ( ) improved (XX) property, known as 4416 Scenic Drive (House Number) (Street) Nashville, Tennessee 37204 (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 hands this 5th day of March, 19 76

John Clair Rodgers
John Clair Rodgers

Sarah Elizabeth Rodgers
Sarah Elizabeth Rodgers

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Clair Rodgers et ux Sarah Elizabeth Rodgers

the 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 Nashville, Tennessee, this 5th day of March 19 76

Commission expires 1-29-79

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

D 39167

WARRANTY DEED

FROM
JOHN CLAIR RODGERS ET UX
SARAH ELIZABETH RODGERS

TO
GARY CLEMENT

IDENTIF. REFERENCE

MAR 8 12 08 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

MAR-8		CONV	38,500.00			
MAR-8	S'TAX			B*	100.10	
MAR-8	PR'FEE			B*	.50	
MAR-8		W'DEED		B*	4.00	* 104.60