This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5013 PAGE 214

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carl F. Hauss	SAME	Map 102-14
(NAME)	(NAME)	
824 Clematis Drive		Parcel 38
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Carl F. Hauss and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged.

We, John M. Gore and wife, Dianne D. Gore,

have this day bargained and sold, and do hereby transfer and convey unto the said Carl F. Hauss,

his *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 315 on the Plan of Brook Meade, Section IX, as of record in Book 2331, pages 34 and 35, Register's Office for said County, described as follows:
Beginning at a point in the northwesterly margin of Newberry Road at the corner of Lots 314 and 315; thence with the line between said lots, northwesterly 250 feet to a corner of Lot 316; thence with the line between Lots 315 and 316, southwesterly 170.2 feet to the margin of Clematis Drive; thence with the margin of the same, southeasterly 200.8 feet to the beginning of a curve; thence around said curve, easterly 39.3 feet to the margin of Newberry Road; thence with the margin of the same, northeasterly 138 feet to the point of beginning.
Being the same property conveyed to John M. Gore and wife, Dianne D. Gore, by deed from Jesse H. Shaw, Jr. and wife, Suzanne S. Shaw, of record in Book 4531, page 348, Register's Office for said County.

This conveyance is subject to a ten-foot easement for utilities along the northeasterly side line and anchor easement 3 x 15 feet at Clematis Drive near the south corner of the lot, a 65-foot setback line from Newberry Road, and a 50-foot setback line from Clematis Drive, and conditions of owner's certificate, as shown on plan of record in Book 2331, pages 34 and 35, Register's Office for said County, and restrictive covenants contained of record in Book 2436, page 553, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 38,000.00

Subscribed and sworn to before me, this the 7th day of April 19 76

Affiant Carl F. Hauss

My commission expires: 4/25/76 (Affix Seal)

Notary Public Mary Ensley

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved ( ) improved (X) property, known as 824 Clematis Drive (House Number) (Street) Nashville, Tennessee (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

Carl F. Hauss,

his *(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 1976 taxes which are prorated and assumed by the purchaser.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Carl F. Hauss

his

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

Witness our *hand* s *this* 7th *day of* April, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Carl F. Hauss

Dianne D. Gore

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, a Notary Public in and for said County and State, John M. Gore and wife, Dianne D. Gore

the within named bargainors, 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 7th day of April, 1976.

Mary Emery
Notary Public

Commission expires 4/25/76

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.....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37238 77

WARRANTY DEED

FROM

John M. Gore, et ux

TO

Carl F. Hauss

D 4 3 6 4 4

IDENTIF. REFERENCE

APR 7 12 04 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

APR-76	CONV	38,000.00			
APR-76 S'TAX			B*	98.80	
APR-76 PR'FEE			B*	.50	
APR-76	W'DEED		B*	4.00	* 103.30