prepared by: Clarence McIntyre
Nashville, Tenn.

WARRANTY DEED

BOOK 5019 PAGE 138

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clyde Thomas, Jr	Grace F. Thomas	Map No. 83-9
(NAME)	(NAME)	
Same	Box 316, Couchville Pike	Parcel No. 390
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Nashville, Tennessee 37214	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, *Dollars.*

I, Grace Ford Thomas,

have this day bargained and sold, and do hereby transfer and convey unto the said Clyde Wilburn Thomas, Junior, his

~~XXXXXX~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:* reserving and excepting therefrom, however, unto the Grantor, the full use, control, income, and possession of the property for and during her natural life,

"Being Lot # 28 on the Plan of the subdivision of A.V.S. Lindsley's 28 acre tract, as of record in Plan Book 57, Page 66, Register's Office for Davidson County, Tennessee.

"Said Lots 28 and 29 front together 100 feet on the southerly side of Forrest Avenue and run back between parallel lines 150 feet to an alley."

" Being the same property conveyed to Clyde W. Thomas, and wife, Grace F. Thomas, by deed from Jesse M. Langston, and wife, Lillian E. Langston, which is of record in Book 1345, Page 566, Register's Office for Davidson County, and which was divested out of the said Clyde W. Thomas and vested in Grace F. Thomas by decree of the First Circuit Court of Davidson County, which is of record in Minute Book 2272, Page 344, of that court."

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 3,000.00

Subscribed and sworn to before me, this the 2 7th day of April 19 76

Affiant ~~Affiant~~ Mrs. Grace F. Thomas

My commission expires: ~~(AFFIX Seal)~~

Notary Public J. H. Leach Jr. Register

This is unimproved ( ) improved (X) property, known as 1512 (House Number) Forrest Avenue (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 Clyde Wilburn Thomas, Junior, his

~~XXXXXXX~~, *heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Clyde Wilburn Thomas, Junior, his

~~XXXXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness my hand on this 9th *day of* March, 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.*

NOTARY PUBLIC

Notary Public

My Commission Expires Feb. 3, 1979

Grace Ford Thomas

Clyde Wilburn Thomas Jr.

BOOK 5019 PAGE 139

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Sylvia L. Roper, a Notary Public in and for said County and State, Grace F. Thomas

Grace F. Thomas

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 27th day of April, 19 76.

Sylvia L. Roper Notary Public

Commission expires 11-15-77

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.....

APR 27 76	CONV	*3,000.00			
APR 27 76	S'TAX		B*	7.80	
APR 27 76	PR'FEE		B*	.50	
APR 27 76	W'DEED		B*	4.00	* 12.30

WARRANTY DEED

FROM GRACE FORD THOMAS

TO CLYDE WILBURN THOMAS, JR.

D 46460

IDENTIF. REFERENCE

APR 27 11 23 AM '76

FELIX REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238