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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Clover Bottom Estates, Inc.

TO

Jo Ann Criswell Harper

For draftsman's use

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jo Ann Criswell Harper (NAME)	Same (NAME)	93 63
703 Summerly Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	111
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

D 49321

FILED FOR RECORD MAY 14 2 59 PM

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 106,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May, 1976

Dana Morton
Notary Public

MY COMMISSION EXPIRES: Oct. 26, 1977

(AFFIX SEAL)

For and in Consideration of the sum of Six Thousand Five Hundred and no/100ths ($6,500.00) DOLLARS

cash and the transfer and exchange by Jo Ann Criswell Harper with Clover Bottom Estates, Inc. of that certain real property in Davidson County, Tennessee, known as 322 Wilhagen Road, said property having a value of $100,000.00,

CLOVER BOTTOM ESTATES, INC., has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said

JO ANN CRISWELL HARPER, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land and building erected thereon in Nashville, Davidson County, Tennessee, being part of Lot No. 31 on the First Plan of Davidson Academy Lots, not of record, described as follows:
Beginning on the southerly margin of Broadway, formerly Broad Street, at a point 106 feet 9 1/4 inches west of the westerly margin of Fourth Avenue, South, formerly Cherry Street, said beginning point being the northwest corner of the building at City No. 409 Broadway, now occupied by Phillips & Quarles Hardware Company, and being at the northwest corner of the property conveyed to A. C. Ferris by deed from Irma Cohn, as of record in Book 649, page 400, Register's Office for said County; thence with the southerly margin of Broadway, westwardly 60 feet and 5 inches to the easterly margin of an alley; thence with said alley southwardly 180 feet, more or less, to the northerly margin of another alley; thence with the last mentioned alley eastwardly 60 feet 1 1/4 inches to the southwest corner of said Ferris property; the southwest corner of said Phillips & Quarles Hardware Company building; thence with the westerly line of said property and the westerly wall of said building, northwardly 180 feet, more or less, to the beginning.
Being the same property conveyed to Clover Bottom Estates, Inc. by deed from Jean P. McCann, et al, of record in Book 3706, page 348, Register's Office for Davidson County, Tennessee.

Clover Bottom Estates, Inc. also hereby transfers all of its interest in and to that certain lease dated June 7, 1965, and recorded in Book 3902, page 19, said Register's Office, between Clover Bottom Estates, Inc. and Sterchi Bros. Stores, Inc. and as extended by agreements of record in Book 4445, page 689 and Book 4962, page 794, Register's Office for Davidson County, Tennessee.

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This is unimproved ( ) improved (X) property, known as 415 Broadway, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jo Ann Criswell Harper, her heirs and assigns, forever.

And grantor does ~~do~~ covenant with the said Jo Ann Criswell Harper that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And grantor does ~~do~~ further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Jo Ann Criswell Harper her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 14th day of May, 19 76

CLOVER BOTTOM ESTATES, INC.

By: T. W. Comer, Pres.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. 20,000.00 16,500.00

Witness my hand and official seal at MAY 14 STATE TAX B* 276.90
Tennessee, this day of MAY 14 PRFEE B* .50
MAY 14 WDEED B* 4.00 * 281.40

....., Notary Public.

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in Nashville, Tennessee this 14th day of May, 19 76

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Donna Morton, Notary Public.

Commission expires Oct. 26, 1977