THIS INSTRUMENT PREPARED BY:

David B. Herbert

DAVID B. HERBERT
ATTORNEY AT LAW

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
103-3-107	Mr/Mrs N. T. Clinton	Mortgage Corp. of South P.O. Box 10726 Birmingham, Ala. 35202
FIELD BOOK NUMBER(S) 25W-2075	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 5008 Idaho Avenue	LOAN OR ACCOUNT NO. 86782 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

AUG 11 78	CONV	23,500.00			
AUG 11 78	S'TAX		B*	61.10	
AUG 11 78	PR'FEE		B*	.50	
AUG 11 78	W'DEED		B*	4.00	* 65.60

MARY ELIZABETH FULLER TIMMONS, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto N. T. CLINTON and wife RUBY JUNE CLINTON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a part of Block 18 on the Map of Realty Savings Bank & Trust Company's Revised Plan of Charlotte Park Company's First Addition, as of record in Book 421, page 18, described as follows:

BEGINNING at a point in the north margin of Idaho Avenue 60 feet, more or less, east of the east margin of 51st Avenue, North as widened, being the southeast corner of the property conveyed to A. C. Christianson and wife, by deed of record in Book 1579, page 521; thence with Christianson's east line, northerly parallel to the east margin of 51st Avenue, North, 150 feet to the south margin of an alley; thence with the margin of the same, easterly 60 feet to the northwest corner of the property conveyed to Burt Tidwell by deed of record in Book 546, page 308; thence with Tidwell's west line, southerly 150 feet to the north margin of Idaho Avenue; thence with the margin of the same, westerly 60 feet to the beginning.

Being the same property conveyed to Hugh C. Timmons and wife, Betsy F. Timmons, by deed from Albert F. Well and wife, as of record in Book 2270, page 82, and vested in Mary Elizabeth Fuller Timmons, by decree of the Probate Court of Davidson County, of record in Book 4319, page 618, the said Betsy F. Timmons and Mary Elizabeth Fuller Timmons being the one and same person.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. , Except for 1976 taxes which have been prorated and assumed by Grantees

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 9th day of August, 1976

Mary Elizabeth Fuller Timmons

Mary Elizabeth Fuller Timmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5056 PAGE 474

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Mary Elizabeth Fuller Timmons, unmarried

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

Witness my hand and official seal at Nashville, Tennessee, this, the 9th day of August, 1976.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

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

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 23,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August, 1976

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL)

Douglas A. Brace
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED
DBH:mas

FROM

MARY ELIZABETH FULLER TIMMONS

unmarried

TO

N. T. CLINTON AND WIFE

D 62842

IDENTIF. REFERENCE

AUG 11 2 35 PM '76

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Flr., L & C
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____
Notary Public