FORM NO. WD-1

BOOK 5058 PAGE 291

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,040.00

Haston Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August, 1976

Geo. H. Cate
Notary Public

MY COMMISSION EXPIRES: My Commission Expires July 31, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Geo. H. Cate, Atty., 510 Stahlman Bldg., Nashville, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clive Anderson (NAME)	Same (NAME)	104-1
1305 8th Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	352
Nashville, TN. 37203 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

Mail

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~~, I, Haston Johnson, Executor of the Estate of Louada Johnson Hawkins

has

HEREINAFTER CALLED THE GRANTOR~~S~~, ~~HAVE~~ BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clive Anderson and wife, Ruby H. Anderson,

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:

Land in Davidson County, Tennessee, being Lot Nos. 42 and 43 on the Plan of West End Park Terrace, as of record in Book 547, Page 36, Register's Office for said County.

Said Lot No. 42 and 43 front 25 feet each on the northerly side of St. Francis Avenue and run back between lines 125 feet to a dead line, and show 23.4 feet on each lot on said dead line.

Being the same property conveyed to Louada J. Hawkins, by deed from Arthur Raymond Orloff and wife, Evelyn C. Orloff, of record in Book 2273, Page 79, Register's Office for Davidson County, Tennessee. The said Louada J. Hawkins, having since died, and devised said property to Haston Johnson, Executor, for the purposes of sale, subject to a life estate reserved in Nannie L. Teague, by will of record in Will Book 96, Page 476, Probate Court Clerk's Office for Davidson County, Tennessee. The said Nannie L. Teague having since relinquished her life estate by instrument of record in Book 5048, Page 320, Register's Office for Davidson County, Tennessee.

Metro taxes for 1976 have been pro-rated and assumed by Grantees.

unimproved ( )
This is improved (X) property, known as 410 St. Francis Street (House Number) (Street) Nashville, TN. 37205 (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 my hand this 17th day of August, 1976

Haston Johnson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Leo. H. Cate, a Notary Public in and for said County and State, the within named Haston Johnson

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this 17th day of August 1976

Commission expires My Commission Expires July 19, 1978

Leo. H. Cate
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 63631

IDENTIFICATION REFERENCE

AUG 17 2 41 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Haston Johnson

TO
Clive Anderson and wife,
Ruby H. Anderson

AUG 17 76	CONV	15,040.00			
AUG 17 76	S'TAX		B*	39.00	
AUG 17 76	PR'FEE		B*	.50	
AUG 17 76	W'DEED		B*	4.00	* 43.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.