BOOK 5095 PAGE 501

WARRANTY DEED

Mael

THIS INSTRUMENT PREPARED BY
THOMPSON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clifford F. Cleage and wife, Patsy Ann Cleage	Home Federal Savings & Loan (NAME)	158-12
1700 Kingsbury Drive (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue North (STREET ADDRESS)	10
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

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

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged and the agreement by Grantees to assume the present indebtedness evidenced by a Deed of Trust of record in Book 4812, page 572, Register's Office of Davidson County, Tennessee.

We, Charles W. Emerson, Jr. and wife, Carol Ann Emerson

have this day bargained and sold, and do hereby transfer and convey unto the said Clifford F. Cleage and wife, Patsy Ann Cleage, their

certain real estate in Davidson County, Tennessee, as follows: ~~successors~~, heirs and assigns,

Being Lot No. 538 on the Plan of Hillsboro Park, Section 13, as of record in Book 4175, page 20, Register's Office for said County.
Beginning at a point on the northerly margin of Old Hickory Boulevard at the common corners of lots 537 and 538, thence in a northerly direction 437.0 feet to a point; thence in a westerly direction 200.0 feet to a point, said point being the easterly margin of Kingsbury Drive; thence in a southerly direction 412.0 feet to the beginning of a curve, thence around said curve east 39.27 feet to a point said point being the northerly margin of Old Hickory Boulevard thence along said margin east 175.0 feet to the point of beginning.

Being the same property conveyed to Charles W. Emerson, Jr. and wife, Carol Ann Emerson, by deed from Medlin Building Industries, Inc., recorded in Book 4812, page 570, Register's Office for said County.

I, Vernon M. Williams, of Hillsboro Park, Inc., join in this conveyance for the purpose of giving my consent for this conveyance to the said Clifford F. Cleage and wife, Patsy Ann Cleage.

This conveyance is made subject to the following encumbrances: (1) 1976 taxes to be prorated and assumed by Grantees. (cont.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $90,152.91

Affiant

Subscribed and sworn to before me, this the 26th day of November 1976

Notary Public

My commission expires: My Commission Expires August 15, 1979

(Affix Seal)

STATE OF TENNESSEE
DAVIDSON COUNTY
REAL ESTATE TRANSFER TAX
LARGE

This is improved XX (unimproved ( ) property, known as 1700 Kingsbury Drive, Nashville, Tennessee
(House Number) (Street) 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 Clifford F. Cleage and wife, Patsy Ann Cleage, their

~~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 as noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Clifford F. Cleage and wife, Patsy Ann Cleage, their

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

Witness our hands this 26th day of November, 1976 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Charles W. Emerson, Jr.

Carol Ann Emerson

Hillsboro Park, Inc.

By Vernon M. Williams

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Carol E. Milam, *a Notary Public in and for said County and State,* Charles W. Emerson & Carol Ann Emerson

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* 26th *day of* November, *19* 76.

Carol E. Milam *Notary Public*

Commission expires Feb. 18, 1980

CAROL E. MILAM NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Carol E. Milam, *a Notary Public of the State and County aforesaid, personally appeared* Vernon M. Williams, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* of the Hillsboro Park, Inc., *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* him *self as*

Witness my hand and seal, at office in Nashville, Tennessee, *this* 26th *day of* November, *19* 76.

Carol E. Milam *Notary Public*

Commission expires Feb. 18, 1980

CAROL E. MILAM NOTARY PUBLIC DAVIDSON COUNTY

(cont.)
(2) Ten-foot easement for public utility and drainage purposes along the rear line of said lot, and conditions of owner's certificate, minimum building setback line to be established by City of Forest Hills, in the Plan of record in Book 4175, pages 19 and 20, Register's Office for Davidson County, Tennessee.
(3) Restrictive covenants of record in Book 2435, page 237, amended in Book 2603, page 440, and in Book 4207, page 399, made applicable in Book 4169, page 719, Register's Office for said County, which said restrictions require the consent of Hillsboro Park, Inc. to the proposed conveyance, and restrictions of record in Book 4242, page 811, Register's Office for Davidson County, Tennessee.
(4) Deed of Trust of record in Book 4812, page 572, Register's Office of Davidson County, Tennessee.

DEC 10 76	CONV	90,152.91			
DEC 10 76 S'TAX			B*	234.52	
DEC 10 76 PR'FEE			B*	.50	
DEC 10 76	W'DEED		B*	4.00	* 239.02

WARRANTY DEED

FROM
Charles W. Emerson, Jr. and wife, Carol Ann Emerson

TO
Clifford F. Cleage and wife, Patsy Ann Cleage

D80616

IDENTIF. REFERENCE

DEC 10 10 17 AM '76

REGISTER
DAVIDSON CO., TENN.

Compliments of

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