FORM NO. WD-1

BOOK 5103 PAGE 974

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 17,500.00 Michael L. Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY, 19 77

Notary Public

MY COMMISSION EXPIRES: 2-5-78

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTYS.
WILKINS, ADAMS & WEEMS, ATTORNEYS, 401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL L. CLARK (NAME)	Commerce Union Bank (NAME)	119-13
3012 Louise Drive (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers, Suite 2114 (STREET ADDRESS)	97
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37219 (CITY) (STATE) (ZIP)	6DA 36296

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, MADALENE FORTNER et vir Roy Fortner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL L. CLARK et ux DONNA G. CLARK

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 No. 23 on the Map of H. G. McNabb Subdivision, as of record in Book 1130, page 64, Register's Office for said County.

SAID Lot No. 23 fronts 70 feet on the east side of Louise Drive and runs back between parallel lines 159.9 feet on the north line, and 159.8 feet on the south line, to a dead line in the rear, on which it measures 70 feet thereon.

BEING the same property conveyed to Madalene Fortner by deed from Lena R. Utley of record in Book 4433, pag 335, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is improved (XX) unimproved ( ) property, known as 3012 Louise Drive (House Number) (Street) Nashville, Tennessee 37211 (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 unincumbered, 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 our hand S this 5TH day of JANUARY, 19 77

Madalene Fortner

Roy Fortner

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MADALENE FORTNER et vir Roy FORTNER

the bargainor S, 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 5TH day of JANUARY, 19 77

Commission expires 2-5-77

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 8 4 3 1 5

WARRANTY DEED

FROM
MADALENE FORTNER

TO
MICHAEL L. CLARK

IDENTIFICATION REFERENCE

JAN 7 1 45 PM '77

REGISTER
DAVIDSON CO. TENN.

JAN-77 CONV 17,500.00
JAN-77 S'TAX B* 45.50
JAN-77 PR'FEE B* .50
JAN-77 W'DEED B* 4.00 * 50.00

Box 8
Rec'd
WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219
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