BOOK 5141 PAGE 174

# WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,257.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 1977.

Notary Public

MY COMMISSION EXPIRES: October 28, 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DOUGLAS R. BERRY, 907 TWO MILE PKY., GOODLETTSVILLE, TN 37072
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| ANTHONY LYNN CLANTON (NAME) | FIRST FEDERAL SAVINGS & LOAN (NAME) | 23W 16225 |
| (STREET ADDRESS OR ROUTE NUMBER) | ASSOCIATION OF WAVERLY & CAMDEN (STREET ADDRESS) | 83-10 |
| (CITY) (STATE) (P. O. ZIP) | WAVERLY, TENNESSEE (CITY) (STATE) (ZIP) | 42 |

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, JULIAN SEWELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANTHONY LYNN CLANTON

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. 204 and the south 10 feet of Lot No. 205 on the Map of McEwen Place of record in Book 332, page 133, Register's Office for said County.

Lot No. 204 measuring 30 feet and said part of Lot No. 205 measuring 10 feet adjoins and fronts together 40 feet on the westerly side of North 17th Street and runs back between parallel lines 128 feet to an alley.

Being the same property conveyed to Julian Sewell by deed from Billy N. Raymond, a single person of record in Book 4758, page 686, Register's Office for Davidson County, Tennessee.

Barbara H. Sewell, the spouse of the grantor, joins in the deed for the purpose of conveying any interest she may have in the property herein conveyed.

This is unimproved (X) Improved ( ) property, known as 405 17th Avenue North, Nashville, Tennessee
(House Number) (Street) (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 OUR hands this 27th day of April, 19 77

Julian Sewell
JULIAN SEWELL

Barbara H. Sewell
BARBARA H. SEWELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julian Sewell and Barbara H. Sewell

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 GOODLETTSVILLE, TENN. this 27th day of April, 1977

Douglas M Barry
Notary Public

Commission Expires Oct. 28, 1978

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared , 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 purpose 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

APR 28 77 CONV 12,257.22
APR 28 77 S'TAX B* 31.98
APR 28 77 PR FEE B* .50
APR 28 77 L'DEED B* 4.00 * 36.48

WARRANTY DEED

FROM

JULIAN SEWELL

TO

ANTHONY LYNN CLANTON

TITLE INSURED BY POLICY NUMBER:

E01077

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York