FORM NO. WD-1

BOOK 5152 PAGE 303

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,000.00

Lily J. Clemons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May 19 77

Paul G. Blankenship
Notary Public

MY COMMISSION EXPIRES: August 6, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Paul G. Blankenship, Atty. 3311 Gallatin Rd. Nashville, Tenn. 37216
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lily J. Clemons (NAME) | Lily J. Clemons (NAME) | Map 83-5 |
| 1200 Eastland Ave. (STREET ADDRESS OR ROUTE NUMBER) | 1200 Eastland Avenue (STREET ADDRESS) | Parcel 276 |
| Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37206 (CITY) (STATE) (ZIP) | |

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, Nancy Lindsey, Mary Ann Crockett, Danny Ray Sherrod, and Roy S. Capps

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lily J. Clemons

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. 12 and the westerly 20 feet of Lot No. 13, Block "A", on the Map of F. O. Beasley's Addition to East Nashville, as of record in Book 57, page 85, Register's Office for said County.

SAID Lot No. 12 and part of Lot No. 13 front together 70 feet on the southerly side of Eastland Avenue, formerly Vaughn Pike and run back between parallel lines, and with the easterly margin of North 12th Street, 170 feet to an alley.

BEING the same property conveyed to Cornelia Christine Capps, a widow, by deed from R. A. Dean, of record in Book 5020, page 922, Register's Office for Davidson County, Tennessee. The said Cornelia Christine Gore Capps having since died and devised said property to Nancy Lindsey, Mary Ann Crockett, Danny Ray Sherrod, and Roy S. Capps under her will of record in Will Book 120, page 296, Probate Court for Davidson County, Tennessee... The said Cornelia Christine Capps and Cornelia Christine Gore Capps, being one and the same person.

This is unimproved ( ) improved (X) property, known as 1200 Eastland Avenue Nashville, Tennessee 37206
(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 hand s this 27th day of May, 19 77

Nancy Lindsey Mary Ann Crockett

Danny Ray Sherrod Roy S. Capps

STATE OF TENNESSEE
Davidson County

BOOK 5152 PAGE 304

Personally appeared before me, Paul G. Blankenship, a Notary Public in and for said County and State, the within named Nancy Lindsey, Mary Ann Crockett, Danny Ray Sherrod, and Roy S. Capps

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 27th day of May, 1977

Commission expires August 6, 1980

Paul G. Blankenship
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM

TO

E 05993

IDENTIFICATION REFERENCE

MAY 27 11 57 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | |
|---|---|
| CO 47,000.00 | MO |
| WD 4.00 | MS |
| TD | ST 122.20 |
| CC | ST |
| MR | PF 50 |
| UCC | TOTAL 126.70 |