BOOK 5160 PAGE 958

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

MELVIN M. WASHBURN AND WIFE,
BARBARA WASHBURN

TO

MARILYN A. CLEMMONS, Single

For draftsman's use

This instrument prepared by
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219
RETURN TO
CLYDE PAUL HOLLAND ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marilyn A. Clemmons (NAME)	Same (NAME)	Map 90-12
526 Foundary Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 314
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

E09716

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JUN 20 8 37 AM

REGISTER OF DEEDS DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$24,500.00 Ruth C. Heckmann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF June, 1977.

Howard D. Hayton
Notary Public

MY COMMISSION EXPIRES: Nov. 12, 1980
(AFFIX SEAL)

For and in Consideration of the sum of ---------Ten Dollars and No/100---------

----------($10.00)---------- DOLLARS

cash in hand paid by Marilyn A. Clemmons, and other good and valuable considerations, receipt of which is hereby acknowledged.

MELVIN M. WASHBURN AND WIFE, BARBARA WASHBURN, GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said MARILYN A. CLEMMONS, SINGLE, GRANTEE

her 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. 27 on the Plan of Foundry Heights, Section One, of record in Book 3600, page 16, Register's Office for said County.

Said Lot No. 27 fronts 60 feet on the southeasterly side of Foundry Drive and extends back 164 feet on the northeasterly line and 161.5 feet on the southwesterly line to a dead line in the rear measuring 60.05 feet thereon.

Being the same property conveyed to Melvin M. Washburn and wife, Barbara Washburn by deed from Michael R. Bateman and wife, Patricia R. Bateman, of record in Book 4999, page 709, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants contained in instrument of record in Book 3578, page 493, said Register's Office, and the Plan of record in Book 3600, page 16, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Foundry Drive and a 10-foot easement for public utility purposes along the rear line of said lot. And a 50-foot right-of-way for T.V.A. Transmission line as shown on recorded Plan.

BOOK 5160 PAGE 959

WD-2

This is (unimproved ( ) improved (X)) property, known as 526 Foundry Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee her heirs and assigns, forever.

And we do covenant with the said Grantee 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. except as of record.

And we, Grantors do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 17th day of June, 19 77

Melvin M Washburn
(MELVIN M. WASHBURN)

Barbara Washburn
(BARBARA WASHBURN)

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 Melvin M. Washburn and Barbara Washburn

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 17th day of June, 19 77

Thomas D. Taylor
Notary Public

Commission expires Nov 12, 1980

THOMAS D. TAYLOR NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , 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 self as .

Witness my hand and seal, at office in ,
this day of JUN 20 , 19 .

JUN 20 CONV 24,500.00
JUN 20 S TAX B* 63.70
JUN 20 PRTEE B* .50
JUN 20 W DEED B* 4.00 * 68.20

, Notary Public.

Commission expires .