BOOK 5168 PAGE 98

THIS INSTRUMENT PREPARED BY
WILLIAM D. CASTLEMAN, ATTY.
807 AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roscoe M. Clinard, et ux	Roscoe M. Clinard, et ux	Map 69-4
(NAME) 3804 Fairview Drive	(NAME) 4747 Drakes Branch Road	Par 3
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37218	13DA51090
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100 ($10.00)---------- Dollars

cash in hand paid by the grantees: ROSCOE M. CLINARD and wife, JEAN E. CLINARD, and other good and valuable considerations, receipt of which is hereby acknowledged;

We, J. T. BUCHANAN, JR., etux, NELL BUCHANAN,

have this day bargained and sold, and do hereby transfer and convey unto the said ROSCOE M. CLINARD and wife, JEAN E. CLINARD, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 22 of Block DD on the Map of Fairview Subdivision, of record in Book 1130, Page 54, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 100 feet on the north side of Fairview Drive and runs back between lines 260.8 feet on the east line and 253.9 feet on the west line, to a dead line, on which it measures 74 feet.

Being the same property conveyed to J. T. Buchanan, Jr., by Will of Frances N. Buchanan, of record in Will Book 117, Page 688; and by Quitclaim Deed from Michael F. Mondelli, Trustee, creating a tenancy by the entireties in J. T. Buchanan, Jr., and wife, Nell Buchanan, which deed appears of record in Book 5102, Page 530, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7,000.00

Subscribed and sworn to before me, this the 28th day of June, 1977.

Affiant

My commission expires: November 13, 1977 (Affix Seal)

Notary Public

DAVID CARVER NOTARY PUBLIC STATE OF TENNESSEE LARGE

This is improved ( ) unimproved (X) property, known as 3804 Fairview 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 ROSCOE M. CLINARD and wife, JEAN E. CLINARD, 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said ROSCOE M. CLINARD, et ux, JEAN E. CLINARD, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 28th day of June, 1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

N. H. Buchanan
Nell Buchanan

J. T. Buchanan Jr.
J. T. Buchanan, Jr.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. T. Buchanan, Jr., and wife, Nell Buchanan,

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 28th day of June, 19 77.

Notary Public

Commission expires November 13, 1977

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 ....., 19.....

.....Notary Public

Commission expires .....

JUL-7 77	CONV	*7,000.00			
JUL-7 77	S'TAX		B*	18.20	
JUL-7 77	PR'FEE		B*	.50	
JUL-7 77	W'DEED		B*	4.00	* 22.70

WARRANTY DEED

FROM
J. T. BUCHANAN, JR., ET UX

TO
ROSCOE M. CLINARD, ET UX,
JEAN E. CLINARD

E 13085

IDENTIF. REFERENCE

JUL 7 10 08 AM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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