BOOK 5194 PAGE 1

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 28,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF SEPTEMBER, 1977

Notary Public

MY COMMISSION EXPIRES: 4-8-79

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward F. Gardner (NAME)	Commerce Union Bank (NAME)	MAP 72-3
1140 Howard Avenue (STREET ADDRESS OR ROUTE NUMBER)	1 Commerce Pl. Real Estate Div. (STREET ADDRESS)	PARCEL 189
Nashville, Tn 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37239 (CITY) (STATE) (ZIP)	15DZ 10020

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, Larry M. Clouse et ux Loletta Clouse

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward F. Gardner et ux Nancy G. Gardner

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. 140 on the plan of Inglewood Place, of record in Book 332, page 101, Register's Office for said County.

SAID Lot No. 140, which is a corner lot, fronts 114.2 feet on the southerly margin of Howard Avenue and fronts 205.0 feet on the westerly margin of Katherine Street, and extends back 114.2 feet on the southerly line and 205.0 feet on the westerly line to a point of intersection.

Grantors' warranties hereinafter set forth are hereby limited so as to apply only to the easterly 99.7 feet of said Lot No. 140, prior deeds purporting to convey the westerly 100 feet of said Lot No. 140 having referred to the easterly 14 1/2 feet of said Lot No. 140 as "... being reserved for the purposes of widening Katherine Street or the proposed Boulevard to be extended through the subdivision."

BEING the same property conveyed to Larry M. Clouse and wife, Loletta Clouse by deed from Joyce S. Becker, a single person, being the same person as Joyce Ann Stewart of record in Book 5094, page 465, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 1140 Howard Avenue (House Number) (Street) Nashville, Tn 37216 (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 2ND day of SEPTEMBER, 1977

Larry M. Clouse

Loletta Clouse

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry M. Clouse et ux Loletta Clouse

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 2ND day of SEPTEMBER 19 77.

Commission expires 9-8-79

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

WARRANTY DEED

FROM
Larry M. Clouse

TO
Edward F. Gardner

E 24653

T

IDENTIF. REFERENCE

SEP 7 2 03 PM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

SEP-7	CONV	28,500.00			
SEP-7	S'TAX		B*	74.10	
SEP-7	PR'FEE		B*	.50	
SEP-77	W'DEED		B*	4.00	* 78.60

Connie

Row 1, Box 8

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