WILLIAMS SHIELDS & WILLIAMS
Attorneys - at - Law
Suite 100, Cumberland Office Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

WARRANTY DEED

BOOK 5198 PAGE 602

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Clemmons	William Clemmons	72-6
(NAME) 1004 Elvira Avenue	(NAME) 1004 Elvira Avenue	128
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37216	(STREET ADDRESS) Nashville, Tenn. 37216	15DA 05662
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ----------

----------($10.00) *Dollars,*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, LUTHER G. CLEMMONS, Conservator for the Estate of Viola M. Clemmons,

have this day bargained and sold, and do hereby transfer and convey unto the said

WILLIAM CLEMMONS, unmarried,

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being parts of Lots No. "F", "G", "R", and "W" or Lots Nos. 10 and 9 on the corrected plan of E. J. Childer's subdivision of the H. H. Ambrose tract, in the new 11th District, as of record in Book No. 332, page 134, of the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the southerly side of Elvira Avenue 96 1/2 feet east of the southeast corner of Elvira Avenue and Anderson Place; running thence south and parallel with said Anderson Place 360 feet, more or less, to a point in the northerly margin of Thomas Street; thence east with the northerly margin of Thomas Street 48 feet to a point; thence north and parallel with said Anderson Place 360 feet, more or less, to a point in the southerly margin of Elvira Avenue; thence west with the southerly margin of Elvira Avenue 48 feet to the point of beginning.

Being the same property conveyed to W.O. Clemmons and Viola M. Clemmons, by deed from Bransford Realty Co. of record in Book 917, page 88, Register's Office for said County. The said W.O. Clemmons having since died and Viola M. Clemmons having been declared incompetent in the Probate Court of Davidson County, Tennessee, and Luther G. Clemmons her duly appointed Conservator having been granted full power and authority to convey the above-described property pursuant to Order of the Probate Court of record in Minute Book 248, page 553, Probate Court Clerk's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8,000.00

Affiant

Subscribed and sworn to before me, this the 12th day of July 19 77

Notary Public

My commission expires: 5-3-80
(Affix Seal)

DAVIDSON COUNTY
NOTARY PUBLIC

This is improved (XX) unimproved ( ) property, known as 1004 Elvira Avenue (House Number) (Street) Nashville (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

William Clemmons, unmarried, his *(successors),*

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* William Clemmons, unmarried, his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 12th *day of* July, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Luther G. Clemmons
Luther G. Clemmons, Conservator
for the Estate of Viola M. Clemmons

RECORDED 203

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned authority *, a Notary Public in and for said County and State,* Luther G. Clemmons, Conservator for the Estate of Viola M. Clemmons,

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 12th *day of* July, 1977

PATRICIA G. HAYES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Patricia G. Hayes *Notary Public*

Commission expires 5-3-80

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 .....

SEP 20 77 CONV *8,000.00
SEP 20 77 S'TAX B* 20.80
SEP 20 77 PR'FEE B* .50
SEP 20 77 W'DEED B* 4.00 * 25.30

WARRANTY DEED

FROM

LUTHER G. CLEMMONS, CONSERVATOR

TO

WILLIAM CLEMMONS, UNMARRIED

E 26838

IDENTIF. REFERENCE

SEP 20 9 41 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Lawyers Title of Nashville, Inc.
POST OFFICE BOX 742 • 101 CUMBERLAND STREET
MADISON, TENNESSEE 37115.
AREA CODE 615/868-8700