This instrument prepared by

DONALD L. PARRISH, ATTY.
2107 Avalon Drive
Nashville, TN 37216

MAIL TO

BOOK 5233 PAGE 624

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Steven W. Clements, et ux	Steven W. Clements	Map 83-11
(NAME)	(NAME)	
2406 Chapman Avenue	2406 Chapman Avenue	150 W10 43360
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	Par 153
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	MC

FOR AND IN CONSIDERATION of the sum of Thirty-Six Thousand ($36,000.00)

the receipt of which is hereby acknowledged. *Dollars,*

We, Sara E. Fox and Emily Fox Farless, Administrator CTA for the estate of James C. Fox, deceased

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

Steven W. Clements and wife, Nelda Ann Clements
their

(successors), heirs and assigns,

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

Being lot No. 94 on the Plan of Eastland Acres, Section 11, as of record in Book 2331, Page 7; Register's Office for said County. Said Lot No. 94 fronts 97 feet on the south side of Chapman Drive, and runs back 193 feet on the west line and 207.6 feet on the east line, to a dead line in the rear on which it measures 52.4 feet thereon.

Being the same property conveyed to James C. Fox and wife, Sara E. Fox by deed from Mary Frances Canter of record in Book 2907, Page 940, said Register's Office. The said James C. Fox having since died.

Sara E. Fox and Sara Harwell Fox are one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 36,000.00

Subscribed and sworn to before me, this the 15 day of December 19 77

Affiant Steven W. Clements

My commission expires: 4-30-78 (Affix Seal)

Notary Public Donald L. Parrish

PARRISH & HUNT ATTYS. PUBLIC DAVIDSON CO. TENN. APR. 30 1978

This is unimproved ( ) improved (X) property, known as 2406 Chapman Avenue (House Number) (Street) Nashville, TN 37206 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

Steven W. Clements and wife, Nelda Ann Clements
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* our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Steven W. Clements and wife, Nelda Ann Clements

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

Witness our *hand* s *this* 15th *day of* December, 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.*

Sara E. Fox

Emily Fox Farless

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Sara E. Fox and Emily Fox Farless

the within named 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* 15th *day of* December *, 19* 77

Notary Public

Commission expires 4-30-78

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

WARRANTY DEED

FROM

Sara E. Fox and Emily Fox Farless

TO

Steven W. Clements, et ux

DEC 15 77	CONV	36,000.00			
DEC 15 77	S'TAX		B*	93.60	
DEC 15 77	PR'FEE		B*	.50	
DEC 15 77	W'DEED		B*	4.00	* 98.10

E 41890

IDENTIF. REFERENCE

DEC 15 1 21 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS