File information prepared by:
David G. Seay, Attorney
1133 Stahlman Building
Nashville, Tennessee 37201

# WARRANTY DEED

BOOK 5236 PAGE 451

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Don O'Donnilley et ux | Fidelity Federal Savings & Loan Assn. | Map 117-12 |
| (NAME) | (NAME) | |
| | 401 Union Street | Pc-40 441 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee 37219 | |
| | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* Thirty Seven Thousand and no/100 ($37,000.00) *DOLLARS*

cash in hand to me paid by Don O'Donnilley and wife, Karen O'Donnilley, receipt of which is hereby acknowledged, I, Henry Hogan, Jr., in my capacity as Conservator for Nellie May Hogan and Genevieve Hogan, and in no other capacity or otherwise, and pursuant to authority granted me by the Probate Court for Davidson County, Tennessee, under Rule Nos. 63800 and 63801, by decrees of record in Minute Book 250, page 670

DEC22F CONV 37,000.00
DEC22F S'TAX B* 96.20
DEC22F PR'FEE B* .50
DEC22F W'DEED B* 6.00 * 102.70

*have bargained and sold, and by these presents do transfer and convey unto the said* Don O'Donnilley and wife, Karen O'Donnilley, *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Two tracts of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, and being part of Lot No. 30 and Lot No. 31 on the Map of Hawthorne subdivision as of record in Book 1424, page 22, Register's Office for said County, and more particularly described as follows:

TRACT 1: (part of Lot No. 30)

Beginning at a point on the southerly margin of Clifton Avenue at the common corner of Lot No. 30; thence with the line of Lot No. 30 southwardly 175.4 feet to an iron pin; thence north 89° 03 minutes west 8.7 feet to a point; thence from said point follow a straight line in a northerly direction to the point of beginning. Being a triangular strip taken off the easterly portion of said Lot No. 30, Hawthorne Subdivision.

Being the same property conveyed to Nellie S. Hogan and Genevieve Hogan by deed from William J. Russell and wife, Alice G. Russell, of record in Book 3098, page 386, Register's Office for said County.

TRACT 2: (part of Lot No. 31)

Said Lot No. 31 fronts 70 feet on the south side of Clifton Avenue and runs back 175.4 feet on the west line and 181 feet on the east line, to a dead line in the rear on which it measures 70.2 feet.

Being the same property conveyed to Nellie S. Hogan and Genevieve Hogan

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 37,000.00

Subscribed and sworn to before me, this the 22 day of December 19 77

Henry Hogan Jr. Affiant

My commission expires: 4/28/80 (Affix Seal)

Barbara McBee Notary Public

BARBARA McBEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

by deed from Larry D. Striplin, Jr. and wife, Beverly P. Striplin, of record in Book 2602, page 455, said Register's Office. Henry Hogan, Jr. having been appointed Conservator of the Estates of Genevieve Hogan and Nellie May Hogan by the Probate Court of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1321 Clifton Lane, Nashville, Tennessee 37215
(House Number) (Street) P. O. Address: (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* Don O'Donnilley and wife, Karen O'Donnilley, their *heirs and assigns, forever.*

*And* I *do covenant with the said* Don O'Donnilley and wife, Karen O'Donnilley, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for matters shown on the plan of record in Book 1424, page 22, Register's Office for Davidson County, Tennessee, and for taxes for the year 1977 which have been pro-rated and assumed by the buyers

*And* I, as Conservator,

*do further covenant and bind* myself, my successors *heirs and representatives, to warrant and forever defend the title to the said land to the said* Don O'Donnilley and wife, Karen O'Donnilley *heirs and assigns against the lawful claims of all persons whomsoever. Witness* my *hand this* 22 *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.*

Henry Hogan Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personally appeared before me,* Barbara McBee, *a Notary Public in and for said County and State, the within named* Jerry Horn, Jr., Conservator

*the 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* 22nd *day of* December, *19* 77.

Barbara McBee, *Notary Public.*

*Commission Expires* 1/28/80

NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

STATE OF
COUNTY OF

*Personally appeared before me,* ....., *a Notary Public in and for said County and State, the within named*

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

*Witness my hand and official seal at* ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

*Commission Expires* .....

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* .....

E 4 3 1 4 8

IDENTIF. REFERENCE

DEC 22 3 PM '77

FELIX Z. ... REGISTER
DAVIDSON COUNTY