Tynon M. Roberts

BOOK 5282 PAGE 139

Return to:

THIRD NATIONAL BANK

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Clifford O. Howard, Sr.	Clifford O. Howard, Sr.	86-10
(NAME)	(NAME)	
8009 BONNAFAIR DR.	SAME	2 & 6
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
HERMITAGE, TN 37076		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Fourteen thousand four hundred ----------
----------($14,400.00)---- and no/100---------- DOLLARS

Cash in hand paid to the undersigned, Theodore H. Pailet, Trustee, by Clifford O. Howard, Sr., receipt of which is hereby acknowledged, I, Theodore H. Pailet, Trustee

have bargained and sold, and by these presents do transfer and convey unto the said Clifford O. Howard, Sr.

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots nos. 5 and 9 on the Plan of Chapelwood, Section One of Record in Book 5210, page 29, said Register's Office, to which plat reference is hereby made for a more complete and accurate description, and subject to the restrictive covenants of record in Book 5258, page 398, said Register's Office.

Being part of the same property conveyed to Theodore H. Pailet, Trustee from Robert Baltz, Jr., Trustee, Robert Baltz, Jr. and wife, Catherine H. Baltz, Baltz Brothers, a partnership and Constructors Inc. of record in Book 5198, page 863, Register's Office for Davidson County, Tennessee.

The said tracts are conveyed expressly subject to real estate taxes for the year 1978, payment of which is expressly assumed by Grantors.

MAY-5 78	CONV	14,400.00			
MAY-5 78	S'TAX		B*	37.44	
MAY-5 78	PR'FEE		B*	.50	
MAY-5 78	W'DEED		B*	4.00	* 41.94

unimproved (X)
This is improved ( ) property, known as _____ (House Number) _____ (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 27TH day of April, 1978.

Theodore H. Pailet, Trustee

Theodore H. Pailet, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5282 PAGE 140

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theodore H. Pailet, Trustee

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 27th day of April, 1978.

My commission expires November 5, 1979 Notary Public Helen H. Cline

STATE OF TENNESSEE
COUNTY OF ____

Before me, ____, a Notary Public of the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted, and who, upon oath, acknowledged ____ to be ____ and ____ respectively of the ____, the within named bargainor, a corporation, and that ____ as such ____ and ____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in ____, this ____ day of ____, 19____.

____ Notary Public

Commission expires ____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 14,400.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

x Clifford O. Howard Sr

Sworn to and subscribed before me this 28TH day of APRIL, 1978.

My commission expires April 18, 1982 Notary Public Katherine B. Hendricks

This instrument was prepared by:

Name	Address
Theodore H. Pailet, Atty.	1906 South Street Nashville, TN 37212

WARRANTY DEED

FROM

TO

F 63857

IDENTIF. REFERENCE

MAY 5 3 15 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219