WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000.00
Jack Clariday
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May 19 78
E. Barnes
Deputy Register

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____ 19___.
Notary Public
MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William G. Traber, Attorney, 107 Donelson Pike, Nashville, Tennessee 37214t
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack F. Clariday (NAME)	Same (NAME)	~~52-9~~ Part ~~H 33~~
2316 Lakeside Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	52-13 Part 49
Nashville Tn (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Blant M. Duke and wife, Bobbie J. Duke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jakc F. Clariday and wife, Mary E. Clariday

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. 41 on the Plan of Wooddale Grove Annex, a plan of which is of record in Book No. 547, pages 109 and 110, Register's Office for said County.

Said Lot No. 41 fronts 50 feet on the southeasterly side of Miami Avenue and extends back between parallel lines 150 feet to a dead line.

There is included in the above described real property, but hereby expressly excluded therefrom, the following parcel of land sold to the Metropolitan Government of Nashville and Davidson County, Tennessee.

Being part of Lot No. 41 on the Plan of Wooddale Grove Annex, as of record in Book 547, page 109 and 110, Register's Office for said County, and described as follows:

Beginning at a point, said point being the Northwest corner of Lot No. 41, said point being in the Southerly right-of-way line of Miami Avenue; thence Easterly along the present Southerly right-of-way line of Miami Avenue, 50 feet to a point; said point being the northeast corner of Lot No. 41 thence Southerly along the Easterly margin of Lot No. 41, 32 feet, more or less, to a point in the new proposed Southerly right-of-way line of Miami Avenue; thence Westerly along the new proposed Southerly right-of-way line of Miami Avenue, 50 feet to a point in the Westerly line of Lot No. 41; thence Northerly along the Westerly line of Lot No. 41, 33 feet, more or less, to the point of beginning.

*(over)

This is ( ) improved ( ) unimproved property, known as Lot 41, Miami Ave., Nashville, TN. 37214
(House Number) (Street) (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 28th day of April, 19 78

Blant M. Duke

Bobbie J. Duke

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Blant M. Duke and wife, Bobbie J. Duke

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, TN. this 28 day of April, 1978

Commission Expires 11-18-78 Notary Public

STATE OF
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 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 official seal at office at on this the day of , 19

My commission expires Notary Public

* Being the same property conveyed to Blant M. Duke by Installment Deed from Michael Brent Claxton, as of record in Book 5159, page 857, Register's Office for Davidson County, Tennessee.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 5159, page 857, Register's Office for said County.

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IDENTIF. REFERENCE

MAY 8 1 09 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY-8[78]	CONV	*5,000.00			
MAY-8[78]	S'TAX		B*	13.00	
MAY-8[78]	PR'FEE		B*	.50	
MAY-8[78]	W'DEED		B*	4.00	* 17.50

WARRANTY DEED

FROM
Blant M. Duke et ux

TO
Jack F. Clariday et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.

REPRESENTING
US-LIFE TITLE INSURANCE
Company of New York