WARRANTY DEED

BOOK 5286 PAGE 842

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7000 ~

Ernest C Clinard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF May, 1978.

Notary Public

MY COMMISSION EXPIRES: 6-18-82
(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest C. Clinard (NAME)	SAME (NAME)	82-9
1308 7th Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 32 ~
Nashville, Tennessee 37208 (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, Darryl G. Derryberry and wife Debbie S. Derryberry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ernest C. Clinard and wife, Nancy J. Clinard

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 the northerly one-half of lot No. 19 on the North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, page 105, Register's office for said County.

Said part of lot no. 19 fronts 30 feet on the easterly side of 7th Avenue north, formerly Vine Street, and runs back 173 feet 3 inches on the northerly line and 172 feet 10 1/2 inches, more or less, on the southerly line to an alley, measuring 30 feet, more or less, thereon.

Being the same property conveyed to Darryl G. Derryberry and Marvin R. Derryberry by deed from Priscilla Coss Tyree and Sharon Coss Brooks as of record in Book 5021, page 373, said Register's Office. The said Marvin R. Derryberry having since died.

This is { unimproved ( ) / improved (X) } property, known as 1308 7th Avenue, North (House Number / Street) Nashville, Tennessee 37208 (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 ~~my~~ hand ~~s~~ this 15TH day of May, 19 78

Darryl G. Derryberry
Darryl G. Derryberry

Debbie S. Derryberry

STATE OF Tennessee
COUNTY OF Davidson

BOOK 5286 PAGE 843

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darryl G. Derryberry and wife Debbie S. Derryberry

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 4th day of May, 1978

Commission Expires 4/14/82

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

65927

IDENTIF. REFERENCE

MAY 17 1 45 PM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:
WINECOFF, REALTORS
207 LEBANON ROAD
HERMITAGE, TENN. 37076

MAY 17 78	CONV	*7,000.00			
MAY 17 78	TAX		B*	18.20	
MAY 17 78	PR'FEE		B*	.50	
MAY 17 78	W'DEED		B*	4.00	* 22.70

WARRANTY DEED

FROM
Darryl G. Derryberry et ux

TO
Ernest C. Clinard et ux

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York