WARRANTY DEED

BOOK 5296 PAGE 928

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June 19 78.

Notary Public

MY COMMISSION EXPIRES: 8-28-81

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard Claude (NAME)	Same (NAME)	52 - 2
4702 Nolensville Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 16.5
Nashville TN 37211 (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, Errette Clements and wife, Mariel S. Clements

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard Claude, Trustee, with full power to sell, mortgage, encumber or convey with joinder of any beneficiary.

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. 3 of Block "B" on the revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, Page 85, Register's Office for said County.

Said Lot No. 3 fronts 100 feet on the northerly side of Blackstone Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Errette Clements and wife, Martha L. Clements by deed from Mary Alice Ennis (unmarried) of record in Book 3347, Page 317, Register's Office for Davidson County, Tennessee. The said Martha L. Clements having since died and Errette Clements having since remarried Mariel S. Clements.

This is unimproved (X) improved ( ) property, known as 563 Blackstone (House Number) (Street) Madison, Tennessee 37115 (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 hands this 8th day of June, 19 78

Errette Clements, Mariel S. Clements

ERRETTE CLEMENTS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5296 PAGE 929

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Errette Clements and wife, Mariel S. Clements

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, Tennessee this day of June, 1978

Commission Expires 5-18-81

John Ramsey
Notary Public

JOHN RAMSEY NOTARY PUBLIC DAVIDSON

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

E 70392

IDENTIF. REFERENCE

JUN 12 9 17 AM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

JUN 12 78	CONV	25,100.00			
JUN 12 78	S'TAX		B*	65.26	
JUN 12 78	PR'FEE		B*	.50	
JUN 12 78	W'DEED		B*	4.00	* 69.76

MAIL TO:
W. G. TRABER
P.O. BOX 2255
NASHVILLE, TENN. 37215

WARRANTY DEED

FROM
ERRETTE CLEMENTS ET UX

TO
HOWARD CLAUDE

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. — Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
U.S. LIFE TITLE INSURANCE
Company of New York