WARRANTY DEED

BOOK 5312 PAGE 933

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

[illegible] Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June 1978

[illegible] Notary Public

MY COMMISSION EXPIRES: March 16, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Claude Country Realtors, 4702 Nolensville Rd. Nashville, TN. 37211
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janell Rose (NAME)	same (NAME)	52-?-165
563 Blackstone Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison Tenn. 37115 (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, Howard Claude, Trustee with full power to sell, mortgage, encumber or convey with joinder of any beneficiary.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janell Rose

HEREINAFTER CALLED THE GRANTEES, ~~THEIR~~ HER 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 Howard Claude, Trustee, with full power to sell, mortgage, encumber or convey with joinder of any beneficiary by deed from Errette Clements and wife, Mariel S. Clements of record in Book 5296, page 928, said Register's Office.

This is unimproved ( ) improved (X) property, known as 563 (House Number) Blackstone Avenue (Street), Madison, Tenn. (P. O. Address) 37115 (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 this 9th day of June, 1978

[illegible] Trustee

Howard Claude

BOOK 5302 PAGE 934

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 Howard Claude, Trustee

the bargainor S, w..h 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 27th day of June, 1978

Commission Expires March 16, 1980 Gayla M. Moore Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

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 73038.

IDENTIFICATION REFERENCE

JUN 26 8 50 AM '78

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TENN.

JUN26 78	CONV	30,000.00			
JUN26 78	S'TAX		B*	78.00	
JUN26 78	PR'FEE		B*	.50	
JUN26 78	W'DEED		B*	4.00	* 82.50

WARRANTY DEED

FROM
Howard Claude, Trustee

TO
Janell[illegible] Rose

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York