L-113364-1

BOOK 5356 PAGE 879 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00

David E. Clemons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October, 1978.

Notary Public

MY COMMISSION EXPIRES: 9-26-80
(AFFIX SEAL)

This Instrument Was Prepared by
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201
NAME ADDRESS

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David E. Clemons (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	83-2
1521 McKennie Ave (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 238
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	27W24765

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, HUGH J. TAYLOR, JR. AND WIFE, MARY ANN TAYLOR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID E. CLEMONS AND WIFE, MARY F. CLEMONS

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. 1 on the Plan of Clark Heights, Section I, as of record in Book 2854, page 37, said Register's Office.

Said Lot No. 1 fronts 50 feet on the northerly side of McKennie and runs back 154.6 feet on the westerly line and 154.4 feet on the easterly line to an alley in the rear, measuring 50 feet thereon.

Being the same property conveyed to Hugh J. Taylor, Jr. and wife, Mary Ann Taylor by deed from Willie C. Taylor and husband, Hugh J. Taylor of record in Book 5120, page 924, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 1521 McKennie Ave (House Number) (Street) Nashville (P. O. Address) 37206 (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 23rd day of October, 19 78

Hugh J. Taylor, Jr.

Mary Ann Taylor

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Hugh J. Taylor, Jr. and wife, Mary Ann Taylor

the bargainors, 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 23rd day of October, 19 78.

Commission expires 11-26-80

Brenda J. Johnson
Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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

113364-1

WARRANTY DEED

FROM
Hugh J. Taylor, Jr. and wife,
Mary Ann Taylor

TO
David E. Clemons and wife,
Mary F. Clemons

E 97078

IDENTIF. REFERENCE

OCT 27 3 54 PM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 27 78	CONV	32,000.00			
OCT 27 78	S'TAX		B*	83.20	
OCT 27 78	PR'FEE		B*	.50	
OCT 27 78	W'DEED		B*	4.00	* 87.70