Instrument prepared by [illegible] Co. P.O. Box 22642 Nashville, Tn 37202

# WARRANTY DEED BOOK 5380 PAGE 540

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| A.W.J. CLAY & N.G. Shakir | Same | Map 87-9 |
| P.O. Box 22642 (NAME) | (NAME) | Par. 70 |
| Nashville, Tennessee (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| (CITY) (P. O ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Eight Hundred,

($800.00) AND NO/100- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - *Dollars,*
in hand paid by Ambrose W. J. Clay and Nail G. Sharkir, the receipt of which is hereby acknowledged, and for other valuable consideration, Odell Patterson, the husband of the the decedent Mary Patterson, and Minnie Drennon, the only living heir at law of Mary Patterson, pursuant to the Decree ENTERED DECEMBER 13, 1978- M.B. 107, Page 632, IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE, PART II, AT NASHVILLE,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Ambrose W. J. Clay and Nail G. Shakir as follows: Ambrose W. J. Clay 2/5 interests, and Nail G. Shakir 1/5 interests, their

XXXXXXX, *heirs and assigns, in certain real estate in Davidson County, Tennessee, as follows:*
Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of McGavock's Homestead Addition, as of record in Book 57, page 9, Register's Office for said County.

Said Lot No. 6 fronts 50 feet on the westerly side of 5th Avenue North, formerly Summer Street, and extends back between parallel lines 166.3 feet to an alley.

It is a part of this conveyance that a right of ingress and egress is reserved along the southerly margin of said lot to permit the loading and unloading of conveyances for use of the property south of said lot or further described as 1315-5th Avenue, North, Nashville, Davidson County, Tennessee.

Being the same property conveyed to A. B. Hall and wife, Julia Hall by deed from P&S Construction Co., Inc. of record in Book 4211, page 34, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 800.00

Subscribed and sworn to before me, this the 31 day of Dec 19 78

Affiant

My commission expires: 10-18-81 (Affix Seal)

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

This is unimproved ( ) improved (X) property, known as 1317 (House Number) 5th Ave. North (Street) Nashville, Tennessee P. O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* Ambrose W. J. Clay and Nail G. Shakir, Their

XXXXXXX

*heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* as indicated in the Decree, herein above stated.

We *further covenant and bind* our selves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ambrose W. J. Clay and Nail G. Shakir, their

(XXXXXXX), *heirs and assigns, against the lawful claims of all persons.*

*Witness* our hands this 31st day of Dec, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

O Odell Patterson

Minnie Drennon.

[illegible]

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mrs. Virginia Pinkston, a Notary Public in and for said County and State, Odell Patterson and Minnie Drennon,

the within named 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 31st day of Dec., 1978.

Mrs Virginia Pinkston
Notary Public.

Commission expires 10-18-81

VIRGINIA PINKSTON NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ....., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... .....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

| | | | | | | |
|---|---|---|---|---|---|---|
| JAN-29 79 | CONV | *8,000.00 | | | | |
| JAN-29 79 | S'TAX | | B* | 2.08 | | |
| JAN-29 79 | PR'FEE | | B* | .50 | | |
| JAN-29 79 | W'DEED | | B* | 4.00 | * | 6.58 |

WARRANTY DEED

FROM

Odell Patterson & Minnie Drennon

TO

A.Y.J. CLAY & NAIL G. Shakir

F. 0 7 4 5 4

IDENTIF. REFERENCE

JAN 2 8 22 AM '79

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631

NASHVILLE, TENNESSEE 37238