Return to file # 21

WARRANTY DEED

BOOK 5380 PAGE 858

FROM ANN HUDSON DEARK and husband, CHARLES DEARK II

ADDRESS NEW OWNER(S) AS FOLLOWS:	CLARK-POWELL, INC. Post Office Box 2568 Nashville, Tennessee 37219	
SEND TAX BILLS TO:	FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION 401 Union Street Nashville, Tennessee 37219	
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, Tennessee 37219	MAP-PARCEL NOS: 130-14-7

STATE OF TENNESSEE COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 222,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of December, 1978
DATE

NOTARY PUBLIC

COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ---------- TEN DOLLARS ----------

---------- ($10.00) ---------- DOLLARS

Cash in hand paid by Clark-Powell, Inc., and other good and valuable considerations, receipt of which is hereby acknowledged.

ANN HUDSON DEARK and husband, CHARLES DEARK II,
GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

CLARK-POWELL, INC., GRANTEE

ITS their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 41 on the Revised Plan of B.F. Woodard's Warner Park Subdivision, as of record in Book 1130, page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 41 fronts 200 feet on the westerly side of Chickering Road and extends back 300 feet on the northerly line and 304.4 feet on the southerly line to a dead line in the rear measuring 180 feet thereon.

Being the same property conveyed to Ann Hudson DeArk by deed from James W. Bilyeu and wife, Dean H. Bilyeu, of record in Book 4684, page 725, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to State and County taxes, City of Belle Meade taxes, and an owner's certificate contained in the recorded Plan showing a 142 foot minimum building setback line from Chickering Road and a 10 foot easement for public utility purposes along the rear line of said lot.

unimproved) This is improved (X) property, known as 1217 Chickering Road, Nashville, Tennessee
(Number, Street, City, State, 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 GRANTEE ITS heirs, successors and assigns, forever.

AND WE do covenant with the said GRANTEE 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 except of record.

AND WE, GRANTORS do(es) further covenant and bind OURSELVES, OUR heirs and representatives, to WARRANT and forever defend the title to the said land to the said GRANTEE ITS heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S this 29th day of DECEMBER, 19 78

ANN HUDSON DEARK

CHARLES DEARK II

F.0.7.6.0.

{STATE OF TENNESSEE; COUNTY OF DAVIDSON} (Individual Acknowledgment)

FILED JAN 2 2 03 PM '79 REGISTER'S OFFICE

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named

ANN HUDSON DEARK AND HUSBAND, CHARLES DEARK II

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, TENNESSEE (City)

this 29 day of DECEMBER 19 78

8-18-81
Comission Expires

Notary Public

(AFFIX SEAL)

CLYDE P. HOLLAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title).

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)

JAN-29 CONV 90,000.00
JAN-29 CONV 90,000.00
JAN-29 CONV 42,000.00
JAN-29 S TAX B* 577.20
JAN-29 PR FEE B* .50
JAN-29 W'DEED B* 4.00
222,000.00 * 581.70