ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Ruby D. Harper (NAME)	New Owner (NAME)	117 - 12
1403 Clifton Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	41
Nashville, Tenn. 37215 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------Ten---------- ----------($10.00)---------- DOLLARS and other good and lawful consideration, receipt of which is hereby acknowledged,

I, Alice G. Russell, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said Ruby D. Harper

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, and being Lot No. 30 on the Map of Hawthorne Subdivision, of record in Book 1424, Page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 is described as follows: BEGINNING at a point on the southerly margin of Clifton Avenue at the common corner of Lots Nos. 30 and 31; thence with said avenue westwardly 70 feet to the common corner of Lots 29 and 30; thence southwardly with the line of Lots 29 and 30, 169.5 feet; thence south 89° 3' east 97.3 feet to the corner of Lots Nos. 30 and 31; thence with the line of Lots 31 and 32, northwardly 181 feet to the point of beginning.

BEING the same property conveyed to William J. Russell and wife, Alice G. Russell, the said William J. Russell, having since died, and Lona Weber, by deed of record in Book 2809, Page 201, Register's Office for said county. The said Lona Weber having devised her interest in the property to Alice G. Russell by Will of record in Book 71, Page 340, County Court Clerk's Office.

There is hereby reserved to the Grantor, her heirs and assigns, an easement for the purpose of laying and maintaining a water line along the westerly margin of the property hereby conveyed, said easement being five feet in width and running from Clifton Avenue to the rear of said property.

Subject to the tract included in the above described, but excluded therefrom as fully described on the reverse side hereof.

unimproved ( )
This is improved (X) property, known as 1403 Clifton (House Number) Nashville, Tennessee (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 15th day of December, 1978.

Alice G. Russell

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 Alice G. Russell, unmarried,

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 1978.

My commission expires 6-7-80 Notary Public Frank D. Hostetter, Jr.

INCLUDED but EXCLUDED therefrom:

LAND in the 7th Civil District, formerly the 11th Civil District of Davidson County, Tennessee, and being part of Lot No. 30 on the Map of Hawthorne Subdivision as of record in Book 1424, Page 22, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point on the southerly margin of Clifton Avenue at the common corner of Lots Nos. 30 and 31; thence with the line of Lots Nos. 30 and 31, southwardly 175.4 feet to an iron pin; thence north 89° 02' west 8.7 feet to a point; thence from said point follow a straight line in a northerly direction to the point of beginning.

BEING the same property conveyed to William J. Russell and wife, Alice G. Russell, the said William J. Russell, having since died, and Lona Weber by deed of record in Book 2809, Page 201, Register's Office for said County. The said Lona Weber having devised her interest in the property to Alice G. Russell by Will of record in Book 71, page 340, County Court Clerk's Office.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 58,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Ruby D. Harper

Sworn to and subscribed before me this 15th day of December, 1978.

My commission expires 6-7-80 Notary Public Frank D. Hostetter, Jr.

This instrument was prepared by:

JACOBS H. DOYLE 428 STAHLMAN BUILDING, NASHVILLE, TENN. 37201, ATTORNEY

Name Address

WARRANTY DEED

FROM ALICE G. RUSSELL

TO RUBY D. HARPER

F. 13055

IDENTIF. REFERENCE

FEB 6 2 32 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219