6743 • 03/08 9.10- CHECK

mail

THIS INSRUMENT PREPARED BY:
THOMAS E. WATTS, JR ATTY
1108 J.C. BRADFORD BLDG
NASHVILLE, TN 37219

MAP 130-16
PARCEL 63

BOOK 5401 PAGE 802

WARRANTY DEED

Address New Owner (s) As follows:

NELLE D. MCCLURE AND
MARY E. MCCLURE, AS JT TEN
Name
5650 HILLSBORO RD
Street
NASHVILLE, TN 37215
City P.O. Zone State

Send Tax Bills To:

SAME
Name

Street

City P.O. Zone State

FOR good and valuable consideration, receipt of which is hereby acknowledged including the love and affection which I have for my daughter; I, NELLE D. MCCLURE, for the exclusive and limited purpose of creating a joint tenancy with right of survivorship between myself and my daughter, MARY E. MCCLURE, in the hereinafter described real property, do hereby transfer and convey unto THOMAS E. WATTS, JR., Trustee, his successors and assigns certain real estate in Davidson County, Tennessee, more fully described as follows:

Being lot No. 24 on the revised Plan of Westwood, as of record in book 974, page 14, Register's Office for said County.

Said lot No. 24 fronts 300 feet on the easterly side of Hillsboro Road and extends back 450 feet, more or less, on the northerly line and 485 feet, more or less, on the southerly line to a dead line measuring 210 feet.

Together with a perpetual easement for use as a driveway of that part of lot No. 25 on the revised plan of Westwood, as of record in book 974, page 14, said Register's Office, which, according to a survey made by Turner Engineering Company, September 1, 1959, now has a stone entrance and part of the present driveway to lot No. 24 and said easement shall continue so long as the grantee, his heirs, and assigns maintain said entrance and that portion of the driveway, subject to the easement herein granted.

Being part of the real property conveyed to Nelle D. McClure by deed from C. F. Rule Construction Company dated September 2, 1959, filed September 3, 1959, and recorded in book 2958, page 299, said Register's Office.

This conveyance is made subject to restrictive covenants contained in an instrument of record in book 1027, page 78, said Register's Office.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $1010.00 (ONE THOUSAND, TEN AND NO/100) DOLLARS.

Subscribed and sworn to before me, this this 29th day of June, 1977.

Thomas E. Watts
Affiant

L. Marlin Knight
Notary Public

My Commission Expires: Feb. 16, 1981

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said THOMAS E. WATTS, JR., Trustee, his successors and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to said real estate to said THOMAS E. WATTS, JR., Trustee, his successors and assigns against the lawful claims of all persons.

AND NOW, to effectuate the purposes as hereinbefore stated and in consideration of the sum of Ten and no/100's dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable consideration; I, THOMAS E. WATTS, JR., Trustee, have bargained and sold, and by these presents do transfer and convey unto NELLE D. MCCLURE and MARY E. MCCLURE, their heirs and assigns, as joint tenants with the right of survivorship, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 24 on the revised Plan of Westwood, as of record in book 974, page 14, Register's Office for said County.

Said lot No. 24 fronts 300 feet on the easterly side of Hillsboro Road and extends back 450 feet, more or less, on the northerly line and 485 feet, more or less, on the southerly line to a dead line measuring 210 feet.

Together with a perpetual easement for use as a driveway of that part of lot No. 25 on the revised plan of Westwood, as of record in book 974, page 14, said Register's Office, which, according to a survey made by Turner Engineering Company, September 1, 1959, now has a stone entrance and part of the present driveway to lot No. 24 and said easement shall continue so long as the grantees, their heirs, and assigns maintain said entrance and that portion of the driveway, subject to the eastment herein granted.

Being part of the real property conveyed to Nelle D. McClure by deed from C. F. Rule Construction Company dated September 2, 1959, filed September 3, 1959, and recorded in book 2958, page 299, said Register's Office, and being the same property hereinabove convey to Thomas E. Watts, Jr., Trustee by Nelle D. McClure for the sole purpose of creating a joint tenancy with right of survivorship between Nelle D. McClure and Mary E. McClure.

This conveyance is made subject to restrictive covenants contained in an instrument of record in book 1027, page 78, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said NELLE D. MCCLURE and MARY E. MCCLURE, their heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to said real estate to said NELLE D. MCCLURE and MARY E. MCCLURE, their heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 29th day of June, 1978.

Nelle Dunn McClure

Thomas E. Watts, Jr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, G. Marlin Knight,
a Notary Public in and for said County and State, NELLE DUNN McCLURE & THOMAS E. WATTS, JR., 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, Davidson County, Tennessee, this 29th day of June, 1978.

G. Marlin Knight
Notary Public

My Commission Expires: Feb. 16, 1981

F. I. 6 9. 7. I:

T
IDENTIF. REFERENCE

MAR 6 9 59 AM '79

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

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5401 PAGE 805

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			1010.00-	CAMT.
			2.60	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	9.10-
6743A03/06/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 6 9. 7. I.

1 IDENTIF. REFERENCE

MAR 6 9 59 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 369425