THIS DEED PREPARED BY:
J. C. DALE, JR., ATTORNEY
14th Floor
Nashville City Bank Building
Nashville, Tennessee 37201

BOOK 5441 PAGE 492

DEED

| ADDRESS NEW OWNER AS: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| VIRGINIA C. STRONG<br>2212 Mecca Drive<br>Nashville, Tennessee 37214 | SAME<br>SAME<br>SAME | Map No. 73-1<br>Parcel No. 34 and 33 |

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, by Deed of Trust executed by Peter Clerici to Charles A. Clerici, as Trustee, dated November 18, 1977 and recorded in Book 5224, Page 528, Register's Office for Davidson County, Tennessee, the said Peter Clerici provided in part as follows:

> "(c) Upon the death of TRUSTOR, the TRUSTEE is authorized and empowered to pay the unpaid debts of TRUSTOR, including any inheritance or death taxes, and to pay his funeral and burial expenses from any trust funds and properties then remaining. After payment of all obligations of the TRUSTOR the TRUSTEE will pay from the funds and properties in his hands, including the proceeds of any properties which it may be deemed necessary to sell in order to divide and distribute the same, and including any proceeds of life insurance on the life of the TRUSTOR, the sum of Five Thousand Dollars ($5,000.00) to Guido Piatti of Union City, New Jersey, brother-in-law of TRUSTOR, and if he be deceased said sum shall be paid to Loraine Piatti. All the rest, residue and remainder of such properties and funds shall be paid in equal shares to Charles A. Clerici, Jr. and Mrs. Virginia C. Strong, nephew and niece of the TRUSTOR and son and daughter of the TRUSTEE;"

and

WHEREAS, by Will of Peter Clerici, deceased probated the 5th day of July, 1978 and recorded in Will Book 124, Page 19, of the records of the Probate Court for Davidson County, Tennessee, the said Peter Clerici named Charles A. Clerici as Executor and directed him to pay his just debts, funeral expenses and taxes, the $5,000.00 bequest mentioned in the Deed of Trust and then gave and devised all the rest, residue and remainder of his properties and estate to his nephew, Charles A. Clerici, Jr. and niece, Mrs. Virginia C. Strong in equal shares. (Reference is made to said Deed of Trust and said Will, recorded as aforesaid for their contents.); and

WHEREAS, the undersigned Charles A. Clerici, Jr. has agreed to sell and the undersigned Virginia C. Strong has agreed to buy from him, all of his right, title and interest in and to the hereinafter described real property which is a part of the residuary trust property mentioned in said Deed of Trust and a part of the residuary property mentioned in said Will.

THEREFORE, in consideration of the payment of the sum of FIFTEEN THOUSAND FIVE HUNDRED DOLLARS ($15,500.00) by the said Virginia C. Strong to the said Charles A. Clerici, Jr., receipt of which payment is hereby acknowledged, the said Charles A. Clerici, Jr. and the said Charles A. Clerici as Trustee under the aforesaid Trust Deed and as Executor under the Will of Peter Clerici, deceased, have bargained and sold, and by these presents do transfer and convey unto the said Virginia C. Strong, her heirs and assigns, all of the right, title and interest of the said Charles A. Clerici, Jr. in and to the hereinafter described real estate, (the said Charles A. Clerici, Trustee and Executor joining in this Deed to convey the legal title), all of the

right, title and interest of the said Charles A. Clerici, Jr., (being an one-half (1/2) undivided interest) in and to the tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1:
Map No. 73-1
Parcel No. 34

Being the southerly parts of Lots Nos. 34 and 35 of Block G on the Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for said County, described as follows:

Beginning on the westerly margin of Olga Avenue at the corner of Lots Nos. 33 and 34; thence with the line between said two lots westwardly 190 feet to the common corner of Lots Nos. 6, 7, 33 and 34; thence with the line between Lots Nos. 6 and 34 northwardly 66.2 feet; thence eastwardly 190 feet to the westerly margin of Olga Avenue; thence with said Avenue southwardly 66.1 feet to the beginning.

Being part of the property conveyed to Charles A. Clerici and Peter Clerici by deed from A. C. Breast and wife of record in Book 1157, Page 516, said Register's Office; and being the property conveyed to Peter Clerici by deed of Charles A. Clerici and wife recorded in Book 1166, Page 190,said Register's Office.

TRACT NO. 2:
Map No. 73-1
Parcel No. 33

Being the northerly one-half of Tract 33, Block G on the Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee. Said one-half of Tract 33 fronts 50 feet on the westerly side of Olga Avenue and runs back between parallel lines 190 feet to a dead line on which line it measures 50 feet.

Being the same property conveyed to Peter Clerici and wife, Josephine Clerici, by deed of Frank J. Wade and wife, of record in Book 1272, Page 494, said Register's Office; the said Josephine Clerici having predeceased Peter Clerici.

The above-described Tract No.2 is improved and known as 2113 Olga Avenue, Nashville, Tennessee 37216.

The above-described Tract No.1 is unimproved and adjoins Tract No. 2.

TO HAVE AND TO HOLD all of the right, title and interest of Charles A. Clerici, Jr. and of Charles A. Clerici, Trustee and Charles A. Clerici, Executor of the Will of Peter Clerici, deceased in and to the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Virginia C. Strong, her heirs and assigns, forever.

And the said Charles A. Clerici, Jr. covenants with the said Virginia C. Strong that he is lawfully seized and possessed of an one-half (1/2) undivided interest in and to the above-described real properties in fee simple, and that they are unencumbered except for current Metropolitan Nashville and Davidson County, Tennessee Property Taxes and any remaining unpaid obligations of the Estate of Peter Clerici, deceased.

And the said Charles A. Clerici, Jr. does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to his undivided one-half (1/2) interest in said properties to the said Virginia C. Strong, her heirs and assigns, against the lawful claims of all persons whomsoever.

The said Charles A. Clerici, Trustee under the above-mentioned Trust and Executor of the Will of Peter Clerici, deceased, joins in this Deed to convey such title and interest in and to said described properties as he may possess as such Trustee and such Executor to the said Virginia C. Strong. He makes such covenants and warranties as he is entitled to make as such Trustee and Executor and no further or otherwise.

WITNESS our hands this 29TH day of May, 1979.

Charles A. Clerici Jr.
CHARLES A. CLERICI, JR.

Charles A. Clerici Trustee
CHARLES A. CLERICI, TRUSTEE
AND EXECUTOR OF THE ESTATE OF
PETER CLERICI, DECEASED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy M. Butler, a Notary Public in and for said County and State the within named CHARLES A. CLERICI, JR. and CHARLES A. CLERICI, TRUSTEE AND EXECUTOR OF THE ESTATE OF PETER CLERICI, DECEASED, 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 29th day of May, 1979.

Judy M. Butler
Notary Public

My Commission Expires: 4/29/81

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE OF THE INTEREST HEREIN TRANSFERRED, WHICHEVER IS GREATER, IS $15,500.00.

Charles A. Clerici Jr.
AFFIANT

Sworn to and subscribed before me, this 29th day of May, 1979.

Judy M. Butler
Notary Public

My Commission Expires: 4/29/81

IDENTIF. REFERENCE
MAY 29 | 18 PM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

F.3.1.5.0.9

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

BOOK 5441 PAGE 495

RECEIVED OF _____

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 |
|---|---|---|---|---|
| | | | 15500.00- CO | |
| | | | 40.30 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 46.80- |
| 5576A | 05/29/79 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

E. 3. 1. 5. 0 9.

IDENTIF. REFERENCE

MAY 29 1 18 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 686621