Map 83-5
Par 112 Jr

Send Tax Bills To

Mail W. T. Clinard
406 Hemlock Avenue
Nashville, Tn 37216

This Instrument Prepared By

W. A. Richert

WALKER, RICHERT & GOODMAN
Attorneys at Law

BOOK 5685 PAGE 661

THIS DEED OF CONVEYANCE executed and delivered by OCYE YORK and MARION DOUGLAS TRAUGHBER, hereinafter called the Grantors, to W. T. CLINARD and wife, JESSIE B. CLINARD, and DEANIE L. GREGORY, all hereinafter called the Grantees;

WITNESSETH:

That for and in consideration of the sum of FIFTEEN THOUSAND DOLLARS ($15,000.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantees, W. T. CLINARD and wife, JESSIE B. CLINARD, survivor and assigns, an undivided one-half (½) interest, and DEANIE L. GREGORY, heirs and assigns, an undivided one-half (½) interest, in and to a certain tract or parcel of land situate in Davidson County, Tennesee, more particularly described as follows, to-wit:

> Being Lot No. 9 of Block "F" on the map of Eastwood Addition, of record in Book 332, Page 63, Register's Office for said County.
>
> Said Lot No. 9 fronts 50 feet on the southerly side of Jackson Street or Eastland Avenue, and runs back between parallel lines 211 feet, more or less, to an alley.
>
> Being the same property ast that conveyed to Herman S. Elliott by deed from Marion Clyde Hall and wife, Cora Cornelia Hall, dated March 2, 1946, appearing of record in Book 1371, Page 653, Register's Office for Davidson County, Tennessee. The said Herman S. Elliott died intestate, a citizen and resident of Davidson County, Tennessee, the place of his legal residence, on April 7, 1980, survived by his sister, Ocye York, and his nephew, Marion Douglas Traughber, as his sole and only heirs at law, the said Herman S. Elliott having never married and had no children. That Herman S. Elliott was one of four (4) children of Jefferson Davis Elliott and Josie D. Elliott, both of whom have been dead for many years; that his brother, Homer Elliott, died in the year 1957,

and had no children or issue surviving; that his sister, Ethel Elliott Traughber, died in the year 1967, survived by one (1) son, Marion Douglas Traughber, who is one of the Grantors herein; that his sister, Ocye York, survives and is also a Grantor herein.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, their respective survivor, heirs and assigns, forever.

The Grantors covenant with the Grantees, their respective survivor, heirs and assigns, that they are lawfully seized and possessed of said property, have a good and perfect right to convey same, and that said property is unencumbered.

The Grantors further covenant with the Grantees that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

POSSESSION of the hereinabove described property will be delivered to the Grantees as of the date of this Deed.

Taxes for the current year will be prorated as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures, the day and date of their acknowledgements hereinbelow.

Ocye York
OCYE YORK

Marion D. Traughber
MARION DOUGLAS TRAUGHBER

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named OCYE YORK, the bargainor with whom I am personally acquainted, and who acknowledged that she executed the foregoing Deed Instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this the 21st day of November, 1980.

C. Gallon Richert III
NOTARY PUBLIC

My commission expires 11-22-81

BOOK 5685 PAGE 663

STATE OF TENNESSEE)

COUNTY OF SHELBY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARION DOUGLAS TRAUGHBER, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing Deed Instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this the 14th day of NOVEMBER, 1980.

Carol L. Hayes
NOTARY PUBLIC

My commission expires_____

BOOK 5685 PAGE 664

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is $ 15,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Jessie B Clevard
AFFIANT

SUBSCRIBED and SWORN to before me, this the 2nd day of December, 1980.

Diane G. Flight
NOTARY PUBLIC or REGISTER

My commission expires 2-2-81

$ 20.76

IDENTIF. REFERENCE

T

DEC 3 2 27 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5685 PAGE 665

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

150[illegible].00- CO
39.00 CO TX
.50 PRFEE
12.00 WDEED
CHECK 51.50-
78[illegible]A12/03/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 0 0 7 6

T
IDENTIF. REFERENCE

DEC 3 2 27 PM '80

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

No. 795235