This instrument prepared by:
Joseph B. Pitt, Jr. Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5174 PAGE 174

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James P. Clarke, III etal	SAME	
(NAME)	(NAME)	
416 Sunnyside Drive		Map 103-4
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN 3720 5		Parcel 373
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)----------*Dollars,*

and Carl A. Grote, III

Cash in hand paid by James P. Clarke, III/ and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Nell Johnson

have this day bargained and sold, and do hereby transfer and convey unto the said James P. Clarke, III and Carl A. Grote, III *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 74 on the Plan of West End Annex, as of record in Book 332, apge 61, Register's Office for said County.

Said part of lot No. 74 fronts 50 feet on the northerly side of Nebraska Avenue, formerly 8th Street and runs back between parallel lines 158.3 feet to an alley.

Being the same property conveyed to J. L. Johnson and wife, Nell Johnson by deed from John B. Clopton and wife, Bessie W. Clopton, of record in Book 2538, page 387, Register's Office for Davidson County, Tennessee, the said J. L. Johnson having since died.

IDENTIF. REFERENCE
Nov 10 1 47 PM '83

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Subscribed and sworn to before me, this the 9th day of November 19 83

My commission expires: 10-20-85 (Affix Seal)

Affiant James P. Clarke III

Notary Public Doris L. [illegible]

unimproved ( )
This is improved ( ) property, known as 4004 Nebraska Avenue (House Number) Nashville, (Street) Tennessee 37209 P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 9th *day of* November, *19* 83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Nell Johnson

Nell Johnson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5174 PAGE 175

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* Nell Johnson, Widow

the within named 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* 9th *day of* November, *19* 83

Doris E. Moran
Notary Public

Commission expires 10-20-85

DORIS E. MORAN NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in ..... this ..... day of ....., 19.....

..... *Notary Public*

Commission expires .....

WARRANTY DEED

FROM
Nell Johnson

TO
James P. Clarke, III

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238
G-24427

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5174 PAGE 176

RECEIVED OF _____

FOR _____

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
			14000.00- CAMT.	
			36.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	42.90-
1941	A	11/10/83	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 8 5 8 5 4

IDENTIF. REFERENCE

Nov 10 1 17 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 992789