| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS: |
|---|---|---|
| Andrew W. Clay Et AL | | 81-16-695 |
| (NAME) 1704 Ashwood, Avenue | (NAME) Same | 4-W10100 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37212 | (STREET ADDRESS) | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

**WARRANTY DEED** BOOK 6252 PAGE 201

For and in consideration of the sum of - - - - - - - - - - - - - - - - - - - - - - -SEVEN HUNDRED FIFTY ($750.00) and 00/100 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Andrew W. Clay, an unmarried man, and Ambrose W. J. Clay, Widower, the receipt of which is hereby acknowledged, I, Nail Shakir and Wife, Zakkiyya Shakir,subject to right within 30 days to purpose an interest in the hereinafter described property, and subject to the unpaid principal balance of record in Book 6203 page 421, Register's Office for Davidson County, and all of the terms and conditions as stated therein; including interest at the rate of 10% per annum on the unpaid principle balance, Nail Shakir and Wife, Zakkiyya Shakir,

have bargained and sold, and by these presents do transfer and convey unto the said Andrew W. Clay, and Ambrose W. J. Clay,

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

BEING the northeasterly part of Lot No. 40 and a two foot strip of land on the northeasterly part of Lot No. 39 on G. M. Holt's Plan of Lots, as of record in Book 21, page 33, Register's Office for Said County.

SAID parts of said lots front together 52 feet on the westerly side of a 16 foot alley, which alley is 137 feet east of the easterly margin of 11th Avenue North and parallel thereto and run back between parallel lines, along the southerly margin of Jackson Street, 37 feet to a dead line, and is known as Lot "F" on the Map of a Resubdivision of Lots 38, 39 and 40 of said G. M. Holt's Plan of Lots.

The above described property is conveyed subject to easement for water line as shown on survey made by Harvey Gee, February 27, 1950, and subject to reservation as set out in deed from Frank J. Bath to William H. Ross and wife, dated July 20, 1950, filed July 21,1950, and recorded in Book 1875, page 192, R.O.D.C., Tenn., as follows: The right to connect to water line running through said property by owners of five houses located on said Lots 38, 39 and 40 is reserved.

BEING the same property conveyed to Frank Eugene Beasley by deed from Kenneth Gatlin of record in Book 5743, page 883, Register's Office for Davidson County, Tennessee: Dorothy M. Beasley, wife of the said Frank Eugene Beasley, joins in this conveyance for the purpose of transferring any and all of her right, title and interest in and to said property described herein to the Grantee.

BEING the same property conveyed to Nail Shakir of Record in book 6203 pav 421, R.O.D.C. Tenn.,Zakkiyya Shakir, wife of the said Nail Shakir, joins in this conveyance for the purpose of transferring any and all of her right, title and interest in and to said property described herein to the said grantee.

This is improved ( x ) unimproved ( ) property, known as 1021 Jackson Street, (House Number) (Street)

Nashville, (P. O. Address) Tennessee (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 12th day of March, 1984.

Nail Shakir

Zakkiyya Shakir

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6252 PAGE 202

Personally appeared before me, Carol B. Winfree, a Notary Public in and for said County and State, the within named NAIL SHAKIR AND WIFE, ZAKKIYYA SHAKIR

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

Witness my hand and official seal at Nashville, Tennessee, this 12th day of March, 19 84.

My commission expires 11-1-87 Notary Public Carol B. Winfree

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

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

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $750.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 12th day of March, 19 84.

My commission expires 11-1-87 Notary Public Carol B. Winfree

This instrument was prepared by:

| Name | Address |
|---|---|
| Ambrose W. J. Clay | P. O. Box 22642, Nashville, Tennessee 37202 |

I 09437

IDENTIF. REFERENCE

MAR 19 12 59 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

935 03/19 9.32- CASH

WARRANTY DEED

FROM NAIL SHAKIR & WIFE, ZAKKIYYA SHAKIR

TO ANDREW W. CLAY ET AL

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

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

RECEIVED OF _____

FOR _____

BOOK 6252 PAGE 203

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

750.00- CAMT.
1.82 CSTAX
.50 PRFEE
6.00 WDEED
CASH 8.32-
0935A03/19/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 9 4 3 7

IDENTIF. REFERENCE

MAR 19 12 59 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 20915