QD 100.10

This instrument was prepared by Lewis D. Nichols, Jr., Attorney at Law, 333 Gallatin Rd. Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Clarke	same	53 3 28
(NAME) 1211 Ellistan St.	(NAME)	04D 41115
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory, TN 37138	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 6297 PAGE 943

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) Dollars, cash in hand paid by the grantee hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, JAMES R. PEARSON AND WIFE, FLOSSIE G. PEARSON,

have this day bargained and sold, and do hereby transfer and convey unto the said DANIEL CLARKE, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

(See Schedule "A" Attached for Legal Description)

123945

IDENTIF. REFERENCE

MAY 23 9 40 AM '84

FELIX J. MILLON II REGISTER DAVIDSON COUNTY, TN

MAIL ENV.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 36000.00

Affiant

Subscribed and sworn to before me, this the 14th day of May 19 84

Notary Public

My commission expires: 12/12/84 (Affix Seal)

This is improved (X) unimproved ( ) property, known as (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Daniel Clarke, his (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 Daniel Clarke, his (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 14th day of May, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James R. Pearson

Flossie G. Pearson

3763

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* James R. Pearson and wife, Flossie G. Pearson,

the within named bargainor S., 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 Tennessee,
this 14th *day of* May, *19* 84.

Kathy H Watson *Notary Public*

Commission expires 12/12/84

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
JAMES R. PEARSON ET UX

TO
DANIEL CLARKE

Compliments of
Madison Title Company
333 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS
G-21300

ALTA COMMITMENT
SCHEDULE "A"
G-21300

DESCRIPTION

A certain tract or parcel of land in the Fourth Civil District of Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 61, Section C, Village of Old Hickory, as shown on plan recorded July 16, 1948 in Book 1424, page 66, in the Register's Office for Davidson County, Tennessee; fronting 62.0 feet on Elliston Street, containing 0.10 acres, more or less.

Subject to and/or reserving one (1) permanent easement 2.5 feet wide for utilities, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, all as shown on said recorded plan, which is made a part of this description by reference thereto.

ALSO

Being Lot No. 61A, Section C, Village of Old Hickory, as shown on Plat showing Lots 56, 61A, 62A, 63A, 64A and 59A recorded June 15, 1950 in Book 1835, page 2, in the Register's Office for Davidson County, Tennessee; fronting 62.0 feet on Debow Street, containing 0.09 acres, more or less.

Subject to and/or reserving one (1) permanent easement 10 feet wide for utilities, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, all as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to James R. Pearson and wife, Flossie G. Pearson by deed from E. I. DuPont de Nemours and Co., a Development Corporation, of record in Book 1909, page 148, Register's Office for Davidson County, Tn.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6297 PAGE 946

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

36000.00- CAMT.
93.60 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 103.10-
8763A05/23/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 3 9 4 5 I

IDENTIF. REFERENCE

MAY 23 9 40 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0038222