Bk 24

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:

$10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 1984

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Robert B. & Martha Lu Beck (NAME)	Same (NAME)	Map 72-6
1063 Trinity Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 128
Nashville, TN 37216 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	15DA-5662

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE Luther Gordon Clemmons and Leslie Nathan Clemmons, heirs-at-law and devisees of the Will of William Houston Clemmons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert B. Beck and wife, Martha Lu Beck

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING parts of Lots Nos. "F", "G", "R" and "W" or Lots Nos, 10 and 9 on the corrected plan of E. J. Childer's Subdivision of the H. H. Ambrose Tract, in the new 11th District as of record in Book 332, page 134, said Register's Office, described as follows:

BEGINNING at a point in the southerly side of Elvira Avenue 96-1/2 feet east of the southeast corner of Elvira Avenue and Anderson Place; running thence south and parallel with said Anderson Place 360 feet, more or less, to a point in the northerly margin of Thomas Street; thence east with the northerly margin of Thomas Street 48 feet to a point; thence north and parallel with said Anderson Place 360 feet, more or less, to a point in the southerly margin of Elvira Avenue; thence west with the southerly margin of Elvira Avenue 48 feet to the point of beginning.

BEING the same property conveyed to William Clemmons, unmarried by deed from Luther Clemmons, Conservator for the estate of Viola M. Clemmons of record in Book 5198, page 602, said Register's Office. The said W. O. Clemmons having died prior to this time. William Clemmons having since died and the property is vested in Luther Gordon Clemmons and Leslie Nathan Clemmons by Will recorded in Will Book 146, page 172, Probate Court for Davidson County, Tennessee.

William Clemmons and William Houston Clemmons are one and the same person.

THIS conveyance subject to such restrictive covenants, easements and setback lines of record in said Register's Office. Sanitary Sewer and/or storm drainage easement of record in Book 4275, page 327, said Register's Office.

TAXES for 1984 have been pro-rated and assumed by Grantees.

This is unimproved ( ) improved (X) property, known as 1004 Elvira Avenue Nashville, TN 37216
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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. Wherever 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 13th day of June, 19 84

Luther Gordon Clemmons Leslie Nathan Clemmons

Luther Gordon Clemmons Leslie Nathan Clemmons

4956

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Luther Gordon Clemmons and Leslie Nathan Clemmons

the 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 Nashville, Tennessee, this 13th day of June, 19 84

Commission expires 4/21/85

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

I 2 9 0 8 5

FROM Luther Gordon Clemmons and Leslie Nathan Clemmons, Devisees of the Will of William Houston Clemmons

TO Robert B. Beck and wife, Martha Lu Beck

IDENTIF. REFERENCE

JUN 14 9 46 AM '84

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

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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

10000.00- CAMT.
26.00 CSTAX
.50 PRFEE
6.00 ADFEE
CHECK 32.50-
4950406/14/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I29085

IDENTIF. REFERENCE

JUN 14 9 40 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0044291