FORM NO. WD-1

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915

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Howard H. Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF January, 1985

Notary Public

MY COMMISSION EXPIRES: April 29, 1987
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Dewey Pedigo, Jr., Attorney for Attorneys Title Company, 105 Stahlman Building
NAME ADDRESS Nashville, TN

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard H. Clark etal (NAME)	Howard H. Clark (NAME)	104-10-90
P. O. Box 150251 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 150251 (STREET ADDRESS)	
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	

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, Sam E. Livingston and wife, Nettie C. Livingston

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard H. Clark and wife, Linda S. Clark, and Robert Waite Clark and wife, Nell M. Clark

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:

Land in Davidson County, Tennessee, being Lot No. 50 in the Bransford Realty Company's West End Heights Subdivision, of record in Book 332, page 124, Register's Office for Davidson County, Tennessee.

Said Lot No. 50 fronts 60 feet on the westerly side of Fairfax Avenue and runs back 227.6 feet on the north line, and 252 feet on the south line to a 15 foot alley, on which it measures 64.5 feet.

Being the same property conveyed to Sam E. Livingston and wife, Nettie C. Livingston by deed from Mary T. Elder,a widow, of record in Book 2643, page 115, Registers Office for Davidson County, Tennessee.

I 7 4 6 2 4

IDENTIF. REFERENCE

JAN 4 8 35 AM '85

FEE $ REGISTER DAVIDSON COUNTY, TN

01/04-157.30-

CHECK

Unimproved ( )
This is improved (X) property, known as 311 Fairfax Avenue (House Number) (Street) Nashville, Tennessee (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 hand s this 3rd day of January, 19 85

Sam E. Livingston
Sam E. Livingston

Nettie C. Livingston
Nettie C. Livingston

950

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sam E. Livingston and wife, Nettie C. Livingston

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of January, 19 85.

Jo Ann Smith
Notary Public

Commission Expires April 19, 1987

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____
Notary Public

Commission Expires _____

Filed for record 2/5/87

WARRANTY DEED

FROM
SAM E. LIVINGSTON AND WIFE,
NETTIE C. LIVINGSTON

TO
HOWARD H. CLARK ETUX, LINDA S.
ROBERT WAITE CLARK ETUX, NELL M.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____

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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

58000.00- CAMT.
150.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 157.30-
0950A01/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 4 6 2 4

IDENTIF. REFERENCE

JAN 4 8 36 AM

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 98641