Box 58

BOOK 8326 PAGE 340

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April, 19 91

Notary Public

MY COMMISSION EXPIRES: 11-27-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Settles, Combos, et al, P. O. Box 56, First American Center, Nashville, TN 37238-0056

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Shelton Dowsley Clark	New Owner	Map 104-15
(NAME)	(NAME)	
2618 Ashwood Avenue		Parcel 51
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37212		24 W 9060
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, Robert F. Kincaid and wife, Juliet A. Kincaid

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shelton Dowsley Clark, a single person

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 Davidosn County, Tennessee, being the easterly 50 feet of Lot No. 79 on the Map of Sunset Park, of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 79 fronts 50 feet on the northerly side of west Ashwood Avenue and runs back between parallel lines, 160.5 feet to a dead line.

Being the same property conveyed to Robert F. Kincaid and wife, Juliet A. Kincaid, by deed from Stephen A. Rentz, Administrator C.T.A. of the Estate of Augustus Byron Hill, of record in Book 8047, page 516, Register's Office for Davidson County, Tennessee.

Taxes for the year 1991 to be prorated from the date of closing.

This conveyance is subject to the plan of record in Book 332, page 132, to the easement of record in Book 1682, page 247, both in said Register's Office, and to any restrictive convenants and other easements.

unimproved ( )
This is improved (X) property, known as 2618 Ashwood Avenue Nashville, Tennessee 37212
(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 hand S this 8th day of April, 19 91

Robert F. Kincaid

Juliet A. Kincaid

STATE OF TENNESSEE
County of DAVIDSON

Personally appeared before me, Robert F. Kincaid and Juliet A. Kincaid

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

Witness my hand, at office, this 8th day of April, 19 91

Commission expires 11-27-93

Notary Public

STATE OF TENNESSEE
County of _____

Personally appeared before me _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 19____.

Commission expires _____

Notary Public

05135

WARRANTY DEED

FROM

Robert F. Kincaid and wife,

Juliet A. Kincaid

TO

Shelton Dowsley Clark

IDENTIF. TREFERENCE

APR 8 2 20 PM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

5089 04/08 0101 08:04:03 CHECK 426-10

Prepared by:
Settles, Combos, Barrett & Sidwell,
315 Deaderick Street, Su. 1465
Nashville, TN 37238-1465

[illegible]11, P.C.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8326 PAGE 342

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
127000.00
CON TX 419.10
PRFEE 1.00
[illegible] 6.00
TOTAL 426.10
CHECK 426.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/03/91 01 14:19 0001 3089

05135

IDENTIF. REFERENCE

APR 8 2 20 PM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

No. 411170