BOOK 9353 PAGE 386

52932

IDENTIF. & REFERENCE

94 MAY 23 PM 12:46

REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

PREPARED BY: Bobby D. Davis, Attorney
Post Office Box 649
2021 North Gallatin Road
Suite 132
Madison, Tennessee 37115

WARRANTY DEED

NAME, ADDRESS NEW OWNER:

Robert Franklin Clarke
1311 Calvin Avenue
Nashville, TN 37206

SEND TAX BILLS:

Mary Ann Mentzer Foster
133 Quinn Circle
Nashville, TN 37210

MAP & PARCEL:

Map 83-5
Parcel 304

STATE OF TENNESSEE)
COUNTY OF)

The actual consideration or value, whichever is greater, for this transfer is $ 35,000.00 .

Robert F. Clarke
AFFIANT

Subscribed and sworn to before me this 19th day of May, 1994.

Bobby D. Davis
NOTARY PUBLIC

My Commission Expires: 11-22-97

WARRANTY DEED

FOR AND IN CONSIDERATION of One Dollar to me paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I (we), Mary Ann Mentzer Foster, Administrator for the Estate of Paul A. Mentzer, Case No. 93P-1372, Probate Court for Davidson County, Tennessee, have this day bargained and sold, and do hereby transfer and convey unto the said Robert Franklin Clarke, unmarried, the Grantee(s) herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 21 of Block "B" on the Plan of F. O. Beazley's Addition to East Nashville, as of record in Book 57, Page 85, Register's Office for said County.

Said Lot No. 21 fronts 50 feet on the northerly side of Calvin Avenue, and runs back between parallel lines 150.02 feet to an alley.

Being the same property conveyed to Paul A. Mentzer and wife, Mary A. Mentzer, by deed from Roy M. Little and wife, Jimmie A. Little, of record in Book 5632, Page 352, Register's Office for said County; the said Paul A. Mentzer and Mary A. Mentzer having since been divorced and said property having been vested in them as tenants in common; Paul A. Mentzer having since married Penelope R. Mentzer; said Paul A. Mentzer having since deceased; and said Penelope R. Mentzer having conveyed her interest in and to said property to Mary A. Mentzer Foster, Trustee for Jessica Lee Mentzer and Amanda R. Mentzer, by Quitclaim Deed of record in Book 9353, page 353, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to all restrictions and easements of record.

This is (x)improved ( )unimproved property known as 1311 Calvin Avenue, Nashville, Tennessee, 37206 .

PREPARED BY:
BOBBY D. DAVIS
ATTORNEY AT LAW
2021 NORTH GALLATIN ROAD
SUITE 132
MADISON, TENNESSEE
37115
(615) 851-6697

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of the said land in fee simple and have good title and right to convey it, and that the same is unencumbered unless otherwise herein set out.

We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness ___ hand(s) this 19th day of May, 1994, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mary Ann Mentzer Foster
Mary Ann Mentzer Foster
Administrator for the Estate
of Paul A. Mentzer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

RPTT 95 03 03 0101 DOCHECK 138.50

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, Mary Ann Mentzer Foster, Administrator for the Estate of Paul A. Mentzer, the within-named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at MADISON, Tennessee, this 19th day of May, 1994.

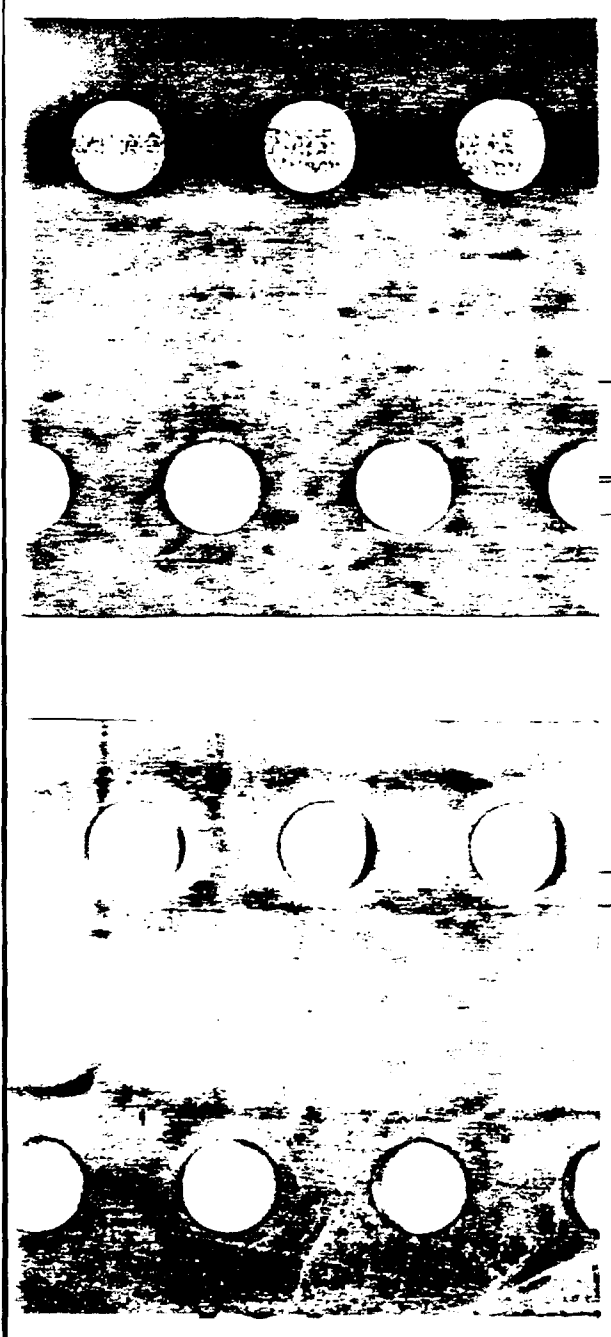
Bobby D. Davis
NOTARY PUBLIC

My Commission Expires: 1-22-97

BOBBY D. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

/j.docs\bdd.94\mentzer\wdeed.494

PREPARED BY:
BOBBY D. DAVIS
ATTORNEY AT LAW
2021 NORTH GALLATIN ROAD
SUITE 132
MADISON, TENNESSEE
37115
(615) 851-6697



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9353 PAGE 388

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

CAMT 35000.00
DON TX 129.50
PRFEE 1.00
WDEED 8.00
TOTAL 138.50
CHECK 138.50

05/23/94 01 12:46 0001 9202

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52932
IDENTIF. & REFERENCE

94 MAY 23 PM 12:46

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 794196