BOOK 10211 PG 472

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

# Warranty Deed

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Mary Louise Warren<br>113 Cima Drive<br>Goodlettsville, TN 37072 | Same as New Owner | Map 18-16<br>Parcel 142<br>Field Book GO 15481 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, RAY FARRAR CLENDENIN a/k/a ROY FARRAR CLENDENIN and wife, FAYE W. CLENDENIN, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto MARY LOUISE WARREN, a single woman, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEGINNING at a point on the east margin of Graves Street, opposite the colored school property in Goodlettsville, Tenn., the southwest corner of Lot known as the Herrod Place and running north with Graves Street 156 feet to the colored Baptist Church Property; thence easterly with the south boundary line of said Lot 188 to R.L. Womack Lot; thence southerly 156 feet, more or less, to an iron pin in Mathes Line; thence westerly with said line 188 feet more or less to the beginning.

BEING the same property conveyed to Ray Farrar Clendenin and wife, Faye W. Clendenin, by deed of record in Book 5449, page 117, Register's Office for Davidson County, Tennessee.

Ray Farrar Clendenin and Roy Farrar Clendenin are one and the same person.

INCLUDED in the above description but EXCLUDED herefrom is a portion of the property conveyed to David Douglas by deed from Edd B. Young and wife, Elizabeth W. Young of record in Book 3283, page 209, Register's Office for said County.

Beginning a point on the east margin of Cafe Street (formerly known as Graves Street), which point is 56 feet from the southwest corner of a lot formerly known as the Herrod Place; thence running north 50 feet with Cafe Street to a point; thence easterly with the south boundary line of the old Clifford Ann German Tract, (as recorded in Book No. 636, page 386, noted in note Book 33, page 215) 188 feet, more or less to the property formerly owned by Aberta Williams Parks; thence southerly 50 feet with Parks line; thence westerly 188 feet more or less to the beginning.

Also INCLUDED in the above description but EXCLUDED herefrom is a portion of the property conveyed to The Trustees and their successors, William Ford, Thurman Rutherford, Ernest Matthews, and John H. Taylor of the Colored Missionary Baptist Church of Goodlettsville, Tenn. by deed from Edd B. Young and wife, Elizabeth W. Young of record in Book 4772, page 441, said Register's Office. A lot in the village of Goodlettsville, in the Tenth, formerly the Twentieth Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point fifty (50) feet from J. E. Herod's northwest corner on Graves Street (now Cafe Street), southwardly fifty (50) feet with said street to a stone; thence eastwardly one hundred and eighty-eight (188) feet to a stone; thence northwardly fifty (50) feet to a stone in Herod's line; thence westwardly with said line, one hundred and eighty-eight (188) feet to the beginning.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 205 Cafe Street, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1996, which are a lien but not yet due and payable, and which will be paid, in full, without proration, by the GRANTEE, when due.

2. An easement for sanitary sewers granted to the City of Goodlettsville of record in Book 4363, pages 147 and 149, said Register's Office.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 27th day of September, 1996.

"GRANTORS"

Roy Farrar Clendenin
RAY FARRAR CLENDENIN
a/k/a ROY FARRAR CLENDENIN

Faye W. Clendenin
FAYE W. CLENDENIN

"GRANTEE"

Mary Louise Warren
MARY LOUISE WARREN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAY FARRAR CLENDENIN a/k/a ROY FARRAR CLENDENIN and wife, FAYE W. CLENDENIN, and MARY LOUISE WARREN, 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, at office, this the 27th day of September, 1996.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Mary Louise Warren
Affiant

Sworn to and subscribed before me, this the 27th day of September, 1996.

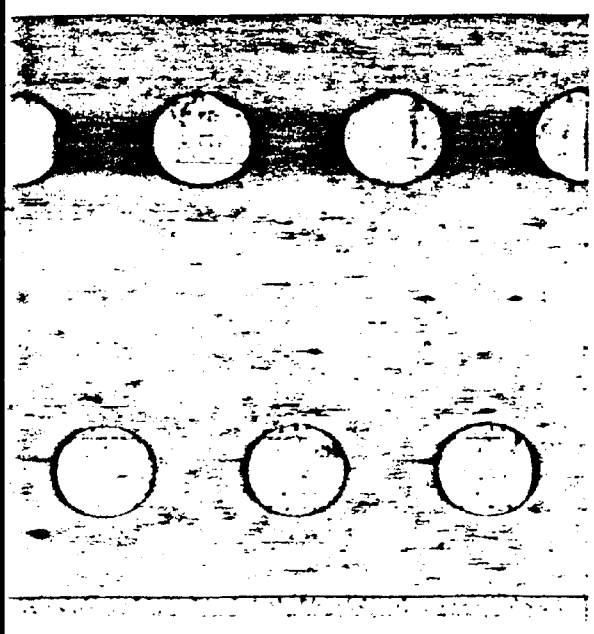
Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

96 OCT -2 AM 9:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0231804
IDENTIFICATION REFERENCE

5422 10/02/96 0944 01 CHECK 01:50



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

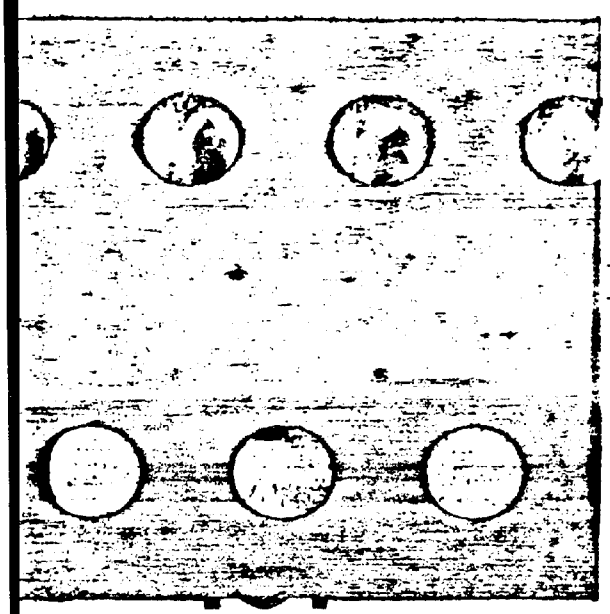
**FOR** _____

BOOK 10211 PG 474

| | | |
|---|---|---|
| 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 | 25000.00 |
| | | | DON TX | 92.50 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 101.50 |
| | | | CHECK | 101.50 |

10/02/96 01 09:46 0001 5422



0231804

IDENTIFICATION REFERENCE

96 OCT -2 AM 9:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

Nº 1072504

No [redacted]