Glenn Poe, 313 Oakview Dr., Nashville
New Owner: same, improved property

BOOK 3928 PAGE 62

WARRANTY DEED

MADISON TITLE COMPANY

MAP 26-14
MAP 15

For and in consideration of the sum of Ten and no/100 DOLLARS ($ 10.00),

cash in hand paid and other good and valuable considerations including grantee assuming and agreeing to pay the unpaid balance of an original loan in the amount of $4,750.00 to Fidelit Federal Savings and Loan Association, as secured by trust deed from Kirby Clifton et ux to Vaden Lackey, Trustee of record in Book 3911 Page 531, to which reference is made for full and complete details,



WE, KIRBY CLIFTON, JR. and wife, PAULINE L. CLIFTON

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

GLENN POE

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the revised plan of Terra View Subdivision as of record in Book 1424 Page 4, Register's Office for said County.

Said Lot No. 26 fronts 50 feet on the southeasterly side of Wade Circle and runs back 222.2 feet on the northerly line and 241.6 feet on the southerly line to a dead line in the rear which is a broken line and it measures 148.4 feet thereon.

BEING the same property conveyed to Kirby Clifton Jr. et ux by deed from L. Kenneth Johnson, Trustee of record in Book 3861 Page 673, Register's Office for Davidson County Tennessee.

This property is conveyed subject to easements and restrictions, apparent and of record.

Escrow and insurance are transferred to Grantee, Taxes for 1965 are assumed by grantee

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

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

In witness whereof, the Grantor has hereunto set his hand on this, the 16th day of July, 1965

KIRBY CLIFTON, JR. — PAULINE L. CLIFTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared the within named KIRBY CLIFTON, JR. AND WIFE, PAULINE L. CLIFTON

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, the 16th day of July, 1965

My commission expires: 7-31-68

Notary Public

STATE OF_____

COUNTY OF_____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

_____
Notary Public

My commission expires:

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

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

_____
Notary Public

My commission expires:

WARRANTY DEED

From

KIRBY CLIFTON, JR., ET UX

To

GLENN POE

94817

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 26 10 12 AM '95

RECORDING FEE 12.00
DEP. REG. 2.00

This instrument prepared by
COSS, JOHNSON & EDWARDS
ATTORNEYS AT LAW

MADISON TITLE COMPANY
533 Gallatin Rd.
Madison, Tennessee

STATE TAX $ 50
RECORDING $
TOTAL $

R. E. MORRALL