TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
William B. Clifford, ET UX (NAME)	Guaranty Mortgage Company (NAME)	6DA-30276
258 Sunrise Avenue (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	BOOK 4286 PAGE 637
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in consideration of the sum of $10.00

TEN and no/100---------- DOLLARS

cash in hand paid by WILLIAM B. CLIFFORD AND WIFE, FRANCIES J. CLIFFORD

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

J. C. HARDIMAN AND WIFE, RUTH NEAL HARDIMAN

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: **Being Lot No. 16 on the Plan of William Lee's Subdivision of the Roth Property, as of record in Book 1130, page 67, Register's Office for said County.**

Said Lot No. 16 fronts 60 feet on the northerly side of Sunrise Avenue and extends back 179.11 feet on the east line and 178.45 feet on the west line to the south line of Lot "C", measuring 60 feet thereon.

Being the same property conveyed to J. C. Hardiman and wife, Ruth Neal Hardiman, by deed from H.B. Blumkall and wife, of record in Book 1509, page 89, and by deed from Annie W. Neal, of record in Book 3102, page 431, said Register's Office.

The actual consideration for this transfer or value of property (whichever is greater) is $ 13,300.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

William B. Clifford

Sworn to and subscribed before me this 8th day of November, 1968.

A. M. Tenison, Notary Public

My commission expires February 16, 1969

PREPARED BY C. H. BRILEY, JR., ATTORNEY 811 UNION STREET NASHVILLE, TENNESSEE 37219

unimproved ( ) This is improved (X) property, known as 258 Sunrise Avenue, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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.

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.

Witness our hands this 8th day of November, 1968.

J. C. HARDIMAN

RUTH NEAL HARDIMAN

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named J. C. HARDIMAN AND WIFE, RUTH NEAL HARDIMAN

the bargainors, 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 8th day of November, 1968.

Commission Expires February 16, 1969 Notary Public

TENNESSEE TITLE COMPANY

Warranty Deed
G-207094 dmc

FROM
J. C. Hardiman, ET UX
TO
William B. Clifford, ET UX
REGISTER STAMP BELOW

GUARANTY MORTGAGE CO. OF NASHVILLE

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

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[illegible]	CONV	17,700.00			
[illegible]			B*	31.50	
[illegible]			B*	.50	
[illegible]	W'DEED		B*	3.00	* 70.00