NEW OWNERS: Kirby Clifton, et ux SEND TAX BILLS:
ADDRESS: [illegible] ADDRESS:

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WARRANTY DEED — MADISON TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. Map 53-16
Par. 26
SEND TAX NOTICES TO: [illegible]
Map 6
ADDRESS: [illegible]
Par. 10 pt

For and in Consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS

Cash in hand paid the receipt of which is hereby acknowledged and other good and valuable considerations.

The actual consideration for this transfer or value of property (whichever is greater) is $ 14.5[illegible]. This is equal to or greater than the property would bring at a fair and voluntary sale.

[illegible]

Sworn to and subscribed before me this 27th day of May, 1970

[illegible] NOTARY PUBLIC

My commission expires: 10-30-71

We, Nile Young and wife, Della Katherine Young,

have bargained and sold, and by these presents do transfer and convey unto the said Kirby Clifton and wife, Pauline L. Clifton,

their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to wit:

TRACT I:

LAND in the 10th Civil District of said County, described according to a copy of a survey made by Harvey Gee, Surveyor, on May 13, 1959, as follows:

BEGINNING at the northwesterly corner of the land conveyed to Willie H Nelson and wife, by deed from Lyndon James McCavitt and wife, of record in Book 3671, Page 425, Register's Office for said County; thence North 3° 33' East, 160.00 feet; thence North 75° 18' East, 77.30 feet; thence North 89° 31' East, 300.00 feet; thence North 83° 37' East, 100.00 feet; thence North 62° 19' East, 100.00 feet; thence North 44° 24' East, 100.00 feet; thence North 37° 23' East, 100.00 feet; thence South 58° 42' East, 554.70 feet; thence South 32° 00' West, 532.00 feet; thence North 68° 40' West, 961.00 feet the point of beginning.

BEING the same property conveyed to Nile Young and wife, Della Katherine Young, by deed from E. W. Adams and wife, Jessie Adams, as recorded in Book 3922, Page 843, Register's Office for Davidson County, Tennessee.

TRACT II:

LAND in Davidson County, Tennessee, being part of Lot No. 12 of the unrecorded plan of Hays Subdivision, described according to a survey made by Harvey Gee, Surveyor, May 4, 1948, and a part of a 10x350 feet tract of land lying between said Lot No. 12 and Ray Avenue, described together as follows:

This instrument prepared by:
JOHNSON & EDWARDS
Attorneys at Law
800 Stahlman Bldg.
Nashville, Tenn. 37201

BEGINNING at the southwest corner of South Pitts Avenue and Ray Avenue; thence southwardly with the westerly margin of said South Pitts Avenue, 70 feet to a point, the southeast corner of said Lot No. 12; thence westwardly at right angles and with the southerly line of said Lot No. 12, 220 feet to a point; thence northwardly at right angles 70 feet to a point in the southerly margin of said Ray Avenue; thence eastwardly at right angles and with the southerly margin of said Ray Avenue 220 feet to the point of beginning. BEING the same property conveyed to Nile Young and wife, Della Young, by deed from Kirby Clifton and wife, Pauline L. Clifton, as of record in Book 3672, Page 369, Register's Office of Davidson County, Tennessee.

JAN28F	CONV	14,500.00			
JAN28F	S'TAX		A*	37.70	
JAN28F	PR'FEE		A*	.50	
JAN28F	W'DEED		A*	6.00	* 44.20

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kirby Clifton and wife, Pauline L. Clifton, their heirs and assigns, forever. And we, Nile Young and wife, Della Katherine Young, do covenant with the said Kirby Clifton and wife, Pauline L. Clifton, 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.

And we, Nile Young and wife, Della Katherine Young, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Kirby Clifton and wife, Pauline L. Clifton, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 27th day of May, 19 70

Nile Young

Della Katherine Young

STATE OF TENNESSEE
DAVIDSON County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nile Young and wife, Della Katherine Young,

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 OLD HICKORY, Tennessee, this 27 day of May, 19 70

W. J. Brewer, Notary Public

Commission Expires 1-30-74

STATE OF
County of

Personally appeared before me, _____, Notary Public in and for said County and State, the within named _____

the bargainor ____, with whom I am personally acquainted, and who acknowledges that _____ executed the within instrument for the purposes therein contained.

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

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
_____County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such (they) _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Nile Young, et ux

TO

Kirby Clifton, et ux

803295

T

IDENTIF. REFERENCE

JAN 28 12 41 PM '71

REGISTER
DAVIDSON COUN. T. TENN.

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Madison Title Company

MADISON, TENNESSEE