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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,800.00

✓ Robert L Clifton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 1971.

D. E. Cofer
Notary Public

MY COMMISSION EXPIRES: May 1, 1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Gail Pigg, Attorney (NAME) J. C. Bradford Bldg., Nashville, Tenn. (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Clifton & et ux (NAME)	Same (NAME)	Map 43-11
4611 Grindstead Rd. (STREET ADDRESS OR ROUTE NUMBER)	4611 Grindstead Rd. (STREET ADDRESS)	Par. 11D-54290
Nashville, TEnnessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Sue Ann Adkins (now Grooms)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert L. Clifton and wife, Willie Mae Clifton

HEREINAFTER CALLED THE 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. 83, of Tract 1, an unrecorded plan of a recorded plan in Book 1130, page 37, Register's Office for Davidson County, Tennessee, known as the Anderson Estates.

Said Lot begins at a point on the easterly margin of McArthur Drive at the corner of Lots Nos. 82 and 83, being 175 feet, more or less, south of the southerly margin of Dupont Avenue; thence with the line between lots No. 82 and 83 eastwardly 150 feet to the common corner of Lots Nos. 83, 82, 19 and 18; thence with line between Lots NOs. 83 and 18 southwardly 50 feet to the common corner of Lots Nos. 83, 84, 18 and 17; thence with line between lots Nos. 83 and 84 westwardly 150 feet to the easterly margin of McArthur Drive; thence with said Drive northwardly 50 feet to the beginning.

Being the same property conveyed to Ethel Patterson, by deed from Richard F. Burgess and wife, of record in Book 1635, page 331; by deed from C. L. Maddox, unrecorded; the said Ethel Patterson having since died, and the said Sue Ann Adkins (now Grooms) being vested with title by will of Ethel Patterson, of record in Will Book 98, page 2, County Court for Davidson County, Tennessee.

This is improved (XX) unimproved ( ) property, known as

(House Number)	(Street)	(P. O. Address)	(City or Town)	(Postal Zip)
	McArthur		Madison	

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. Wherever 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 my hand this 13th day of July, 1971

Sue Ann Adkins (now Grooms)

Sue Ann Adkins (now Grooms)

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, N. S. Cofer, a Notary Public in and for said County and State, the within named Sue Ann Adkins (now Grooms)

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 17th day of July 1971

Commission expires May 4 1974

N. S. Cofer
Notary Public

STATE OF TENNESSEE
Davidson 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 / they) as such _____ 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

Sue Ann Adkins (now Grooms)

TO

Robert L. Clifton and et ux

B 24120

IDENTIF. REFERENCE

JUL 23 12 36 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 23	CONV	*1,800.00				
JUL 23	S'TAX		A*	4.68		
JUL 23	PR'FEE		A*	.50		
JUL 23	W'DEED		A*	4.00	*	9.18