Map 178
Parcel 42 - 9D-45824
Parcel 43 - 9D-45822

SEND TAX STATEMENTS TO:

Joe E. Clifton

1009 Hillsboro Road

Franklin, Tennessee 37064

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This instrument prepared by:
BERRY AND BERRY, Attorneys at Law
Town Square, Franklin, Tennessee.

FOR AND IN CONSIDERATION OF THE SUM OF SEVENTY FIVE THOUSAND ($75,000.00) DOLLARS, paid and to be paid as follows: Thirty Five Thousand ($35,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged and for the balance of Forty Thousand ($40,000.00) Dollars, grantees have this day executed their promissory note in said amount, made payable to Jeff T. Dunaway and wife, Thurza M. Dunaway, bearing intrest at the rate of six percent (6%) per annum, being due on or before one year from date; and to secure and make certain the payment of which a vendor's lien is expressly retained on the property hereinafter described, WE, JEFF T. DUNAWAY AND WIFE, THURZA M. DUNAWAY, have this day bargained and sold and do hereby transfer and convey unto JOE E. CLIFTON AND WIFE, WANDA C. CLIFTON, two tracts or parcels of land lying and being situated in the Ninth (9th) Civil District of Davidson County, Tennessee, described as follows, to-wit:

TRACT NO. 1: A tract of land in the Ninth Civil District of Davidson County, Tennessee, on the east side of Highway No. 96 as shown on an unrecorded map prepared by Barge, Waggoner & Sumner dated June 26, 1970, and being more particularly described as follows:

Beginning at a point, the intersection of the easterly margin of State Highway No. 96 and the southerly line of the property conveyed to J. M. Groves, and wife, as recorded in Book 1515, page 188, Register's Office for Davidson County, Tennessee; Thence with said Groves' southerly line and leaving said easterly margin of Highway No. 96, in an easterly direction with the meanders of a fence, South 88° 12' East 1549.5 feet to a point; Thence leaving said Groves' southerly line, in a westerly direction South 73° 13' West 1507.2 feet to a point in the easterly margin of State Highway No. 96, Thence with said easterly margin of Highway No. 96, with a curve to the right, 231.5 feet to a point, said curve having a chord of North 13° 38' West, 231.3 feet: Thence continuing with said easterly margin North 19° 51' West 134.2 feet to a point; Thence North 8° 10' West 50.0 feet to a point; Thence North 2° 01' East, 76.3 feet to the point of beginning, containing 8.7 acres, more or less.

TRACT NO. 2: A tract of land in the Ninth Civil District of Davidson County, Tennessee, on the east side of Highway No. 96 as shown on an unrecorded map prepared by Barge, Waggoner & Sumner dated June 26, 1970, and being more particularly described as follows:

Beginning at a point on the easterly margin of State Highway No. 96, said point being 1075.0 feet northwesterly from the intersection of the easterly margin of Highway No. 96 and the northerly line of the property conveyed to Maggie B. Allison as recorded in Book 548, page 242, Register's Office for Davidson County, Tennessee; Thence with said easterly margin of Highway No. 96 and a curve to the right, 146.8 feet to a point, said curve having a chord of North 25° 22' West 146.8 feet; Thence continuing with said easterly margin North 13° 34' West 193.9 feet to a point, the beginning of a curve; Thence with said curve to the right 69.0 feet to a point, said curve having a chord of North 17° 34' West 69.0 feet; Thence leaving said easterly margin of Highway No. 96, in an easterly direction North 73° 13' East, 1507.2 feet to a point in the southerly line of the property conveyed to J. M. Groves, and wife, as recorded in Book 1515, page 188, Register's Office for Davidson County, Tennessee; Thence with said Groves' southerly line, in a southeasterly direction South 88° 12' East, 256.2 feet to a point; Thence leaving said Groves' southerly line, in a southwesterly direction South 62° 45' West 1767.6 feet to a point in the easterly margin of Highway No. 96, the point of beginning, containg 9.6 acres, more or less.

Being the same property conveyed to Jeff T. Dunaway and wife, Thurza M. Dunaway, by deed from Kenneth B. McPherson, Ida McPherson Linton, Mamie McPherson Jones, Emilee McPherson Dodson, Edith McPherson Toline, Mildred McPherson LaFont and David E. McPherson, as of record in Book 4432, page 893, Register's Office for said County.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Joe E. Clifton and wife, Wanda C. Clifton, their heirs and assigns, forever.

AND WE COVENANT with the said Joe E. Clifton and wife, Wanda C. Clifton, that we are lawfully seized and possessed of said land, in fee simple, have a good right to convey it and that it is unencumbered.

AND WE FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said property to the said Joe E. Clifton and wife, Wanda C. Clifton, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands on this the 12 day of November, 1973.

Jeff T. Dunaway
JEFF T. DUNAWAY

Thurza M. Dunaway
THURZA M. DUNAWAY

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STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Stanley L. Waldrop, a Notary Public in and for said State and County, Jeff T. Dunaway, and wife, Thurza M. Dunaway, the within named bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 12 day of November, 1973.

STANLEY L. WALDROP NOTARY PUBLIC WILLIAMSON COUNTY, TENN. (SEAL)

Stanley L. Waldrop
Notary Public

My Commission Expires:

5 Jan 76

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater for this transfer is $ 75,000.00.

Jas. E. Clifton

Sworn to and subscribed to before me, on this the 12 day of November, 1973.

STANLEY L. WALDROP NOTARY PUBLIC WILLIAMSON COUNTY, TENN. (SEAL)

Stanley L. Waldrop
Notary Public

My Commission Expires:

5 Jan 76

IDENTIF. REFERENCE
Nov 13 10 01 AM '73
FELIX Z. HAYNES REGISTER
DAVIDSON COUNTY, TENN.

C31646

[illegible]	CONV	75,000.00			
[illegible] S'TAX			A*	195.00	
[illegible] FEE			A*	.50	
[illegible]	W'DEED		A*	6.00	* 201.50