BOOK 4787 PAGE 470

This Instrument Was Prepared
Gerry H. Pedigo (da)
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard C. Petrie et ux	First Federal Sav. & Ln. Assn.	75-3-41
(NAME)	(NAME)	
4521 Andrew Jackson Pkwy.	4th & Union	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- .....

----------[$10.00]---------- Dollars,

cash in hand paid by Richard C. Petrie and wife, Ellen C. Petrie, and other good and valuable considerations accepted as cash, the receipt of which is hereby acknowledged, and for a further consideration the said Richard C. Petrie and wife, Ellen C. Petrie, have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $21,300.00 secured by a Deed of Trust in Book 4511, page 601, Register's Office for Davidson County, Tennessee.

We, William B. Clifton and wife, Erla C. Clifton .....

have this day bargained and sold, and do hereby transfer and convey unto the said .....

Richard C. Petrie and wife, Ellen C. Petrie, their .....

..... (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 109 on the Plan of Tulip Grove, Section 3, as of record in Book 3700, page 146, Register's Office for said County, described as follows:
Beginning at a point in the southerly margin of Andrew Jackson Parkway corner of Lots 108 and 109; thence with the margin of said Parkway, eastwardly 73.0 feet to a monument at the beginning of a curve to the right having a radius of 25 feet; thence around same, southeastwardly 38.61 feet to a monument in the westerly margin of Albany Drive; thence with the margin of same, southwardly 130.15 feet to a monument; thence westwardly 107.65 feet to a point at the rear corners of Lots Nos. 108 and 109; thence with the line between said lots northwardly 158.80 feet to the point of the beginning.

Being the same property conveyed to William B. Clifton and wife, Erla C. Clifton, by deed from Tucker L. Haynes and wife, Billie J. Haynes, of record in Book 4511, page 599, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 29132.36

Subscribed and sworn to before me, this the 11th day of February 1974.

Affiant Richard Charles Petrie

My commission expires: 4/25/76 (Affix Seal)

Notary Public Mary Emery

This is unimproved ( ) improved (X) property, known as 4521 Andrew Jackson Parkway Nashville Tennessee
(House Number) (Street) P. O. Address: City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said .....

Richard C. Petrie and wife, Ellen C. Petrie, their .....

..... (successors), heirs and assigns forever. we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Richard C. Petrie and wife, Ellen C. Petrie, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 11th day of February, 1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x William B. C. Clifton

x Erla C. Clifton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Enseey, a Notary Public in and for said County and State, William B. Clifton and wife, Erla C. Clifton

the within named 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 11th day of February, 1974.

Mary Enseey
Notary Public

Commission expires 4/25/76

MARY ENSEEY NOTARY PUBLIC DAVIDSON CO. TENN. LARGE SEAL

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be.....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

FEB12 CONV 29,132.36
FEB12 STAX A* 75.66
FEB12 PRFEE A* .50
FEB12 WDEED A* 4.00 * 80.16

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201
233737

WARRANTY DEED

FROM
WILLIAM B. CLIFTON ET UX

TO
RICHARD C. PETRIE ET UX

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

C 4 1 5 7 9

IDENTIF. REFERENCE

FEB 12 8 29 AM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238