This instrument prepared by:
James E. Abernathy
300 Miller Court, Nashville, Tenn.

WARRANTY DEED

BOOK 4793 PAGE 141

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Walter E. Clifton	Same	27W19500
(NAME)	(NAME)	
1020 Petway Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee		
(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 the Grantees herein and other good and valuable consideration, the receipt of which is hereby acknowledged and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated July 30, 1968, executed by James E. Abernathy and wife, payable to Horace H. Head and wife, Evelyn C. Head, for the original sum of $4,200.00, and secured by an Installment Deed of record in Book 4258, page 68, Register's Office for Davidson County, Tennessee.

We, James E. Abernathy and wife, Vivian W. Abernathy

have this day bargained and sold, and do hereby transfer and convey unto the said Walter E. Clifton and wife

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows: Being part of Lot No. 6 in the Division of the Estate of John Hobson, deceased, in the 11th, formerly the 18th, Civil District of said County, as of record in Minute Book "L", page 363, Circuit Court for said County, described as follows: Beginning on the southerly margin of Petway Avenue at a point 1023 feet east of the easterly margin of McFerrin Avenue, being the northeast corner of the property conveyed to Virginia Odom by deed from Clifford W. Russell and wife, of record in Book 714, page 750 Register's Office for said County; thence with her easterly line, southwardly 179 feet, more or less, to the northwest corner of the property conveyed to Ethel Wright by deed from Clifford W. Russell and wife, of record in Book 712, page 239, Register's Office; thence with said Wright's northerly line, eastwardly 64 feet to the easterly line of the property conveyed to Clifford W. Russell by deed from Lewis T. Baxter and wife, of record in Book 647, page 643, said Register's Office; thence with his easterly line, northwardly 179 feet, more or less, to the southerly margin of Petway Avenue; thence with the southerly margin of said Avenue, westwardly 64 feet to the beginning. Being the same property conveyed to Horace H. Head and wife, Evelyn C. Head, by deed from Sarah Pernell Robertson, a widow, of record in Book 4188, page 215, Register's Office for said County. Also, being the same property conveyed to James E. Abernathy and wife, Vivian W. Abernathy, by deed from Horace H. Head and wife, Evelyn C. Head, of recrod in Book 4258, page 68, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 3,300.00

Subscribed and sworn to before me, this the 4th day of March 1972

Affiant Jeannie L. Clifton

My commission expires: (Affix Seal)

Notary Public W. D. Williams

~~Unimproved~~ { } This is improved { } property, known as 1020 Petway Avenue, Madison, 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

Walter E. Clifton and wife

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.,* except as herein stated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Walter E. Clifton and wife

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 12th day of May, 19 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Walter E. Clifton — James E. Abernathy

X Jeannie L. Clifton — Vivian W. Abernathy

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Frances J. Choate, *a Notary Public in and for said County and State,* James E. Abernathy and wife, Vivian W. Abernathy

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* 22nd *day of* May, *19* 72

Frances J. Choate *Notary Public*

Commission expires Nov 19 1975

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 .....

MAR-4	CONV	*3,300.00				
MAR-4 S'TAX			A*	8.58		
MAR-4 PR'FEE			A*	.50		
MAR-4	W'DEED		A*	4.00	*	13.08

Legibility of Writing, Typing or Printing in this Document When Received.

WARRANTY DEED

FROM

James E. Abernathy, Et Ux

TO

Walter E. Clifton Et Ux

C 4 4 1 7 1

IDENTIF. REFERENCE

MAR 4 11 58 AM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE