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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 $30,500.00

Jerry A. Dunaway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 19 76.

Notary Public

MY COMMISSION EXPIRES: 1-29-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY This Instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry A Dunaway and wife (NAME)	SAME (NAME)	
114 CLIFTON COURT (STREET ADDRESS OR ROUTE NUMBER)	" (STREET ADDRESS)	63-4
OLD HICKORY TENN. 37138 (CITY) (STATE) (P. O. ZIP)	" (CITY) (STATE) (ZIP)	9

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, Robert H. Deal and wife, Nell C. Deal

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry A. Dunaway and wife, Linda L. Dunaway

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:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plat of Clifton Place, DuPontonia, Tennessee, as of record in Book 2854, page 86, Register's Office for said County.

Said Lot No. 8 fronts 100 feet on the westerly side of Clifton Court and runs back between lines 135.6 feet on the northerly line and 136 feet on the southerly line to a dead line in the rear on which it measures 100 feet thereon.

Being the same property conveyed to Robert H. Deal and wife, Nell C. Deal by deed from Kirby Clifton, Jr., and wife, Pauline L. Clifton, of record in Book 3402, page 625, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3157, page 149, said Register's Office; and the Plan of record in Book 2854, page 86, said Register's Office, which shows an owners certificate, a 40 foot minimum building setback line from Clifton Court and a 10 foot easement for public utility purposes along the west rear line of said lot.

This is unimproved ( ) improved (X) property, known as 114 (House Number) Clifton Court (Street) OLD HICKORY (P. O. Address) TENN. (City or Town) 37138 (Postal Zip)

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 our hands this 26th day of FEBRUARY, 19 76

Robert H. Deal

Nell C. Deal

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert H. Deal and wife, Nell C. Deal

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 Nashville, Tennessee, this 26th day of FEBRUARY 19 76

Commission expires 1-29-78

D. Y. Brewer
Notary Public

NOTARY PUBLIC STATE AT LARGE TENNESSEE

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
Robert H. Deal and wife,
Nell C. Deal

TO
Jerry A. Dunaway and wife,
Linda L. Dunaway

D 37827

IDENTIF. REFERENCE

FEB 27 12 09 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Old Hickory Employees Credit Union
OLD HICKORY, TENN. 37138

2-27-76

Co. 30.500.00
St 79.30
Fee .50
Co. 4.00

83.80

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