BOOK 5022 PAGE 296

WARRANTY DEED

This instrument was prepared by:
CARL H. OLDHAM
ATTORNEY AT LAW
Hendersonville, Tenn. 37075

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JAMES KENT WESTBERRY	INVESTORS SAVINGS AND LOAN ASSN.	
(NAME) Utley Drive	(NAME) 109-A Walton Ferry Road	18-11
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tenn.	(STREET ADDRESS) Hendersonville, Tennessee	22 PW
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN----------
----------AND NO/100-------
Dollars,

cash in hand paid the receipt of which is hereby acknowledged.

KIRBY CLIFTON AND WIFE, PAULINE CLIFTON, hereinafter called the Grantors,

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

JAMES KENT WESTBERRY AND WIFE, ELIZABETH DALE WESTBERRY, as tenants by the entirety, hereinafter called the Grantees,

(successors), heirs and assigns,

certain real estate in Davidson *County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Connell Estates, Section II, at Goodlettsville, Tennessee, a plan of which is of record in Book 2900, Page 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kirby Clifton and wife, Pauline Clifton by deed from Alfred L. Anderson and wife, Alice T. Anderson of record in Deed Book 4964, Page 359, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 30th **day of** April **, 19** 76

Kirby Clifton
(KIRBY CLIFTON)

Pauline Clifton
(PAULINE CLIFTON)

STATE OF TENNESSEE }
COUNTY OF Sumner }

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Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* KIRBY CLIFTON AND WIFE, PAULINE 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 Hendersonville, Tennessee *this* 30th *day of* April, *1976.*

Joan Dunham *Notary Public*

Commission expires March 22, 1977

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

STATE OF TENNESSEE }
COUNTY OF }

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 .....

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater for this transfer is $ 43,900.00

Subscribed and sworn to before me, this the 30th day of April 19 76

Affiant

My commission expires: June 12, 1976 (Affix Seal)

Notary Public Elaine T. Betts

MAY-6 76	CONV	43,900.00		
MAY-6 76	S'TAX		B* 114.14	
MAY-6 76	PR'FEE		B* .50	
MAY-6 76	W'DEED		B* 4.00	* 118.64

WARRANTY DEED

FROM
KIRBY CLIFTON, ET UX

TO
JAMES KENT WESTBERRY, ET UX

Return To:
Investors Mtg Assn.
P.O. Box 1045
Hendersonville, Tn. 37075

D 47840

IDENTIF. REFERENCE

MAY 6 8 41 AM 76

FEE
DAVID ... REGISTER

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
108 Saunders Ferry Road
Hendersonville, Tennessee
824-0989