THIS INSTRUMENT PREPARED BY
ED R. DAVIES, Attorney
1128 J. C. Bradford Bldg.
Nashville, Tennessee 37219

BOOK 5039 PAGE 90

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Phillip Clariday	Majestic Savings & Loan Assoc.	3D-38995
(NAME)	(NAME)	
235 Wilowen Drive	2420 West 26th Avenue	95-5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Denver, Colorado 80211	64
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TWENTY-THREE THOUSAND SIX HUNDRED SIXTY-ONE and 23/100 ($23,661.23) Dollars, represented by the assumption herein by Phillip Clariday and wife, Sharon L. Clariday, of the balance of approximately $20,661.23 due and owing to Majestic Savings and Loan Association of Denver, Colorado, upon a certain promissory note secured by a lien of a deed of trust of record in Book 4678, Page 533, and re-recorded in Book 4680, Page 277, Register's Office, Davidson County, Tennessee, and by the payment in cash of the balance of the purchase price, the receipt of which is hereby acknowledged, we, WILLIAM E. PAYSINGER, JR., and wife, WANDA N. PAYSINGER, by and through our lawful attorney-in-fact, ED R. DAVIES, acting pursuant to the authority of a power of attorney executed by us and recorded in Book 5023, Page 235, RODC,

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

PHILLIP CLARIDAY and wife, SHARON L. CLARIDAY,

their *(successors), heirs and assigns,*

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

BEING Lot No. 81 on the Plan of Creekside Heights, of record in Book 2663, pages 114 and 115, Register's Office, Davidson County, Tennessee.

SAID Lot No. 81 fronts 151.85 feet on the easterly margin of Wilowen Drive and runs back 216.51 feet on the northerly line and 255.64 feet on the southerly line to a dead line in the rear measuring 178 feet thereon.

BEING the same property conveyed to William E. Paysinger, Jr., and wife, Wanda N. Paysinger, by Substitute Trustee's Deed from Ed R. Davies, Substitute Trustee, of record in Book 5022, Page 842, Register's Office for Davidson County, Tennessee.

William E. Paysinger, Jr., and wife, Wanda N. Paysinger, hereby assign all of their right, title and interest in and to the escrow fund for payment of insurance and taxes now held by Majestic Savings and Loan Association of Denver, Colorado, to Phillip Clariday and wife, Sharon L. Clariday.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 23,661.23

Subscribed and sworn to before me, this the 11th day of May 19 76

Affiant Phillip M. Clariday

My commission expires: 2-3-77 (Affix Seal)

Notary Public

This is ~~unimproved~~ improved (X) property, known as 235 Wilowen Drive, 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

PHILLIP CLARIDAY and wife, SHARON L. CLARIDAY, 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 for the aforesaid deed of trust.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Phillip Clariday and wife, Sharon L. Clariday,

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

Witness our *hand* S *this* 11th *day of* May, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

WILLIAM E. PAYSINGER, JR., and
WANDA N. PAYSINGER

By: Ed R. Davies, Attorney-in-Fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jerry R. Humphreys, *a Notary Public in and for said County and State,* Ed R. Davies, Attorney-in-Fact for William E. Paysinger, Jr., and wife, Wanda N. Paysinger, pursuant to the power of attorney of record in Book 5023, Page 235, RODC, *the within named bargainor..., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 11th *day of* May, *19* 76.

Commission expires 2-5-77

Notary Public

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 ....

WARRANTY DEED

FROM

WILLIAM E. PAYSINGER, JR., ET UX

TO

PHILLIP CLARIDAY ET UX

D 55469

JOHNNIE FERGUSON

JUN 25 10 55 AM '76

REGISTER

JUN 25 76	CONV	23,661.23				
JUN 25 76	S'TAX		B*	61.62		
JUN 25 76	R'FEE		B*	.50		
JUN 25 76	W'DEED		B*	4.00	*	66.12

Compliments of

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