WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,950.00

X Larry Clouse
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July, 1977.

Charles P. Cron
Notary Public

MY COMMISSION EXPIRES: 11-7-79
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Charles P. Cron, 223 Madison Street, Madison, Tennessee 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry M. Clouse et ux (NAME)	Home Federal Savings & Loan Assn. (NAME)	Map 162-1
284 Delvin Drive (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	5 DU-39853
Nashville, Tenn. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	par 97

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, Charles W. Bernard and wife, Karen M. Bernard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry M. Clouse and wife, Loletta Clouse

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 Plan of Tusculum Gardens, as of record in Book 4660, page 35, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles Wayne Bernard and wife, Karen M. Bernard by deed from Ralph Stevens and Melvin Jones, a Partnership, d/b/a American Homes of record in Book 4882, page 17, Register's Office for Davidson County, Tennessee.

*** It is understood and agreed by the parties that part of the consideration for this conveyance is the assumption of and agreement to pay by the grantee the balance of a note which is secured by a Deed of Trust of record in Book 4882, page 19, Register's Office for Davidson County, Tennessee.

Charles W. Bernard and Charles Wayne Bernard are one and the same person.

This is unimproved ( ) improved ( ) property, known as 284 Delvin Drive, Nashville, Tennessee 37013
(House Number) (Street) (P. O. Address) (City or Town) (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 hand s this 8th day of July, 1977

Charles W. Bernard
CHARLES W. BERNARD

Karen M. Bernard
KAREN M. BERNARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles W. Bernard and wife, Karen M. Bernard

the bargainors, 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, Tenn. this 8th day of July, 1977

Charles P. Aron
Notary Public

Commission Expires 11-7-79

STATE OF
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 purpose 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

E 14271

IDENTIF. REFERENCE

JUL 13 3 38 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

JUL 13 77	CONV	39,950.00		
JUL 13 77	S TAX		B* 103.74	
JUL 13 77	PR FEE		B* .50	
JUL 13 77	W DEED		B* 4.00	* 108.24

WARRANTY DEED

FROM
Charles W. Bernard et ux

TO
Larry M. Clouse et ux

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York