WARRANTY DEED

BOOK 5188 PAGE 389

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF August, 1977

Notary Public

MY COMMISSION EXPIRES: 6-14-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TRABER & ROBINSON, ATTYS. 107 DONELSON PIKE, NASHVILLE, TN. 37214T

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLIFTON J. FLOYD (NAME)	The Galbreath Mortgage Company (NAME)	75-4-103
611 Frankfort Drive (STREET ADDRESS OR ROUTE NUMBER)	101 East Town Street (STREET ADDRESS)	
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43215 (CITY) (STATE) (ZIP)	

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, RONALD L. CLEMMONS AND WIFE, CAROLYN F. CLEMMONS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLIFTON J. FLOYD AND WIFE, JOAN B. FLOYD

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 THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE DESCRIBED ACCORDING TO A SURVEY MADE BY CLAY D. COUCH, JR., SURVEYOR, DATED OCTOBER 9, 1972, AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT AT THE PRESENT SOUTHWEST CORNER OF LOT NO. 337 OF TULIP GROVE SECTION V; THENCE WITH THE SOUTHERLY BOUNDARY OF SAID LOT NORTH 80 DEGREES AND 20 MINUTES EAST 172.80 FEET TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTH 31 DEGREES AND 05 MINUTES EAST 4.76 FEET TO A CONCRETE MONUMENT THENCE SOUTH 78 DEGREES AND 40 MINUTES WEST 174.59 FEET TO A CONCRETE MONUMENT IN THE EASTERLY RIGHT OF WAY (EXTENDED) OF FRANKFORT DRIVE; THENCE WITH A CURVE HAVING A RADIUS OF 325.51 FEET RUNNING IN A NORTHWESTERLY DIRECTION 9.50 FEET WITH SAID RIGHT OF WAY (EXTENDED) TO THE BEGINNING CONTAINING APPROXIMATELY 1,232 SQUARE FEET.

BEING THE SAME PROPERTY CONVEYED TO RONALD L. CLEMMONS AND WIFE, CAROLYN F. CLEMMONS BY DEED FROM DAVID FAIRCLOTH D/B/A HARDIN CONSTRUCTION COMPANY, AS OF RECORD IN BOOK 4752, PAGE 857, SAID REGISTER'S OFFICE.

This is unimproved ( ) improved (X) property, known as 611 FRANKFORT DRIVE, HERMITAGE, TN 37076
(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 19th day of AUGUST, 19 77

Ronald L. Clemmons

Carolyn F. Clemmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named RONALD L. CLEMMONS AND WIFE, CAROLYN F. CLEMMONS

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, TN. this day of AUGUST, 1977

Commission Expires 11/20/78

John M. Gossett, Notary Public.

GOSSETT NOTARY PUBLIC DAVIDSON CO. TENN. MY COMM. EXP.

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 22477

RETURN TO:
DICK WINECOFF, REALTORS
4207 LEBANON ROAD
HERMITAGE, TENN. 37076

IDENTIF. REFERENCE

AUG 25 10 56 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

AUG25	CONV	44,200.58			
AUG25	S'TAX		B*	114.92	
AUG25	PR'FEE		B*	.50	
AUG25	W'DEED		B*	4.00	* 119.42

PREPARED FROM INFORMATION AND DOCUMENTS PROVIDED BY THE PARTIES

WARRANTY DEED

FROM
RONALD L. CLEMMONS ET UX

TO
CLIFTON J. FLOYD ET UX

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York