WARRANTY DEED

BOOK 5208 PAGE 846

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35500-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF OCT. 1977

Notary Public

MY COMMISSION EXPIRES: 11-[illegible]-80

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY

TRABER & ROBINSON, ATTYS. 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONNIE T. PRUITT (NAME)	MORTGAGE CORP. OF THE SOUTH (NAME)	63-4
103 CLIFTON COURT (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 10726 (STREET ADDRESS)	Par. 13
OLD HICKORY, TN. 37138 (CITY) (STATE) (P. O. ZIP)	BIRMINGHAM, ALA. 35202 (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, HENRY L. BEARD AND WIFE, LAURA F. BEARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONNIE T. PRUITT AND WIFE, MARY J. PRUITT

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:

BEING LOT NO. 21 ON THE PLAN OF CLIFTON PLACE AS OF RECORD IN BOOK 2854, PAGE 86, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE., AND ADDITIONAL LAND.

SAID LOT NO. 21 FRONTS 100.69 FEET ON THE EASTERLY SIDE OF CLIFTON COURT AND RUNS BACK 143.2 FEET ON THE NORTH LINE AND 125 FEET MORE OR LESS ON THE SOUTH LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 82.9 FEET.

BEING THE SAME PROPERTY CONVEYED TO HENRY L. BEARD AND WIFE, LAURA F. BEARD BY DEED FROM KIRBT CLIFTON, JR. AND WIFE, PAULINE L. CLIFTON OF RECORD IN BOOK 3097, PAGE 389, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT AN IRON PIN IN AN OLD FENCE LINE, SAID POINT BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO C. L. FERRELL ET UX, BY DEED OF RECORD IN BOOK , PAGE , R. O. D. C., TENNESSEE; THENCE WITH SAID FENCE LINE NORTH 20° 21' EAST 245.5 FEET TO A POINT; THENCE SOUTH 59° 39' EAST 60 FEET TO A POINT; THENCE SOUTH 20° 21' WEST 249.0 FEET TO A POINT; THENCE NORTH 63° 39' WEST 60 FEET TO THE POINT OF BEGINNING CONTAINING 0.34 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO HENRY L. BEARD AND WIFE, LAURA M. BEARD BY DEED FROM GORDIE B. DOWELL BAGWELL AND HUSBAND ALLAN BAGWELL, AS OF RECORD IN BOOK 3576, PAGE 26, REGISTER'S OFFICE FOR SAID COUNTY.

This is unimproved ( ) improved (X) property, known as 103 CLIFTON COURT, OLD HICKORY, TN. 37138
(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 3 day of OCTOBER, 19 77

x Laura F. Beard

x Henry L. Beard

BOOK 5208 PAGE 847

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 HENRY L. BEARD AND WIFE, LAURA F. BEARD

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 5 day of OCTOBER, 1977

Commission Expires May 12, 1980 Notary Public.

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 31072

IDENTIF. REFERENCE

OCT 14 11 13 AM '77

OCT 1977	CONV	35,500.00			
OCT 1977	S'TAX		B*	92.30	
OCT 1977	PR'FEE		B*	.50	
OCT 1977	W'DEED		B*	4.00	* 96.80

MAIL TO:
W. G. TRABER
P.O. Box 22355
NASHVILLE, TENN. 37214

WARRANTY DEED

FROM
HENRY L. BEARD ET UX

TO
RONNIE T. PRUITT ET UX

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

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