THIS INSTRUMENT WAS PREPARED BY James A. Lawrence, ATTORNEY AT LAW,
320 GALLATIN ROAD, MADISON, TENNESSEE 37115.

BOOK 5223 PAGE 17

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
G. B. CLARK ET UX	(Same)	4D34950
(NAME: Monaco Drive	(NAME:	Map 75-6
(STREET ADDRESS OR ROUTE NUMBER) Hermitage Tenn	(STREET ADDRESS)	Parcel 117
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid, by the said grantees, hereinafter named and other good and valuable consideration, 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 G. B. CLARK and wife, ALICE C. CLARK, herein called the grantees, their

~~XXXXXXX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Hermitage Estates, Section 5, as of record in Book 4175, page 67, Register's Office for said County.

Said Lot No. 14 fronts 46.97 feet on the southerly side of Monaco Drive, and extends back 157.59 feet on the easterly line which is a broken line and 126.25 feet on the westerly line, to a line in the rear on which it measures 85.00 feet.

Being part of the same property conveyed to Kirby Clifton by deed from Bernard W. Barkley and wife, Betty N. Barkley and Vernard R. Barkley and wife, Joan M. Barkley, of record in Book 5094, page 469, Register's Office for said County.

This conveyance is made subject to restrictive covenants of record in Book 4341, page 247; setback lines, easements and other such limitations as shown on the Plan of record in Book 4175, page 67; said Register's Office.

NOTARY PUBLIC JAMES A. LAWRENCE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 37,000.00 EC

Subscribed and sworn to before me, this the 14th day of November, 1977

My commission expires: 5-5-79 (Affix Seal)

X Alice C. Clark Affiant

James A. Lawrence Notary Public

This is unimproved ( ) improved (X) property, known as ..... (House Number) Monaco Drive (Street) Hermitage P. O. Address: Tenn. (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantees, their ~~XXXXXXX~~ *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 as stated herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their ~~XXXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 14th *day of* November, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kirby Clifton (Kirby Clifton)

Pauline Clifton (Pauline Clifton)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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 Goodlettsville, Tennessee *this* 14TH *day of* November, *19* 77

John Dunham
Notary Public

NOTARY PUBLIC AT LARGE TENNESSEE STATE

Commission expires 2/28/81

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 .....

NOV16 77 CONV 37,000.00
NOV16 77 S'TAX B* 96.20
NOV16 77 PR'FEE B* .50
NOV16 77 W'DEED B* 4.00 * 100.70

WARRANTY DEED

FROM
KIRBY CLIFTON
TO
G. B. CLARK ET UX

E 37112

IDENTIF. REFERENCE

Nov 16 11 39 AM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS