This instrument prepared by
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5233 PAGE 62

WARRANTY DEED

mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Randall H. LeMaster et ux	Security Federal Savings and Loan	Map 75-6
(NAME)	(NAME)	
	P. O. Box 430	Parcel 116
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	Springfield, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Randall H. LeMaster and wife, Wilmer J. LeMaster, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Kirby Clifton and wife, Pauline Clifton

have this day bargained and sold, and do hereby transfer and convey unto the said Randall H. LeMaster and wife,

Wilmer J. LeMaster

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Hermitage Estates, Section 5, as of record in Book 4175, page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 98.06 feet on the westerly side of Sweden Drive and extends back 100 feet on the northerly line and 125 feet on the southerly line to a dead line measuring 94.48 feet thereon.

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 5034, page 469, said Register's Office.

This conveyance is subject to an easement for public utilities, anchor easements, and building setback lines of record in Book 4175, page 67, Register's Office for Davidson County, Tennessee, also restrictive covenants of record in Book 3460, page 583, and Book 4341, page 247, said Register's Office.

MARION COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,500.00

Subscribed and sworn to before me, this the 13th day of December 19 77

Affiant Randall H LeMaster

My commission expires: 8-2-81 (Affix Seal)

Notary Public Margaret S Clark

This is { unimproved / improved } property, known as Sweden Drive (House Number) Nashville (Street) Tennessee 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

Randall H. LeMaster and wife, Wilmer J. LeMaster

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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Randall H. LeMaster and wife, Wilmer J. LeMaster

their

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

Witness our *hand* (s) *this* 6th *day of* December, 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

Pauline Clifton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Joan Durham, *a Notary Public in and for said County and State,* Kirby Clifton and wife, Pauline Clifton, *the within named 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, Tennessee *this* 13TH *day of* December, *19*77

Joan Durham
Notary Public

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 .....

DEC 14 77 CONV 38,500.00
DEC 14 77 S'TAX B* 100.10
DEC 14 77 PR'FEE B* .50
DEC 14 77 W'DEED B* 4.00 * 104.60

WARRANTY DEED

FROM
Kirby Clifton etux

TO
Randall H. LeMaster etux

E 41626

IDENTIF. REFERENCE

DEC 14 8 37 AM '77

FELIX Z. ALSUP II REGISTER
DAVIDSON COUNTY, TENN.

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