BOOK 5234 PAGE 227-12-7

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,500.00

Michael J. Ross Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December 1977.

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 908 Fidelity Federal Building, Nashville, TN 37219
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael J. Ross, Jr. etux (NAME) | The Lomas & Nettleton Company (NAME) | 162-10-18 |
| 505 Janice Drive (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 964 (STREET ADDRESS) | 5DU-60375 |
| Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP) | Virginia Beach, Virginia 23451 (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, Elton Jimmy Clifton and wife Gloria Jean Clifton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. Ross, Jr. and wife Patricia J. Ross

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 18 on the Plan of Brookview Estates, Section 1, of record in Book 4460, page 103, said Register's Office, described as follows:

BEGINNING at a point in the easterly margin of Janice Drive, said point being the common corner of Lots 11 and 18; thence with the line between said two lots eastwardly 116.85 feet to a point; thence northwardly 95.70 feet to the southerly margin of Brook Drive; thence with the southerly margin of Brook Drive, westwardly 91 feet to the beginning of a curve; thence around said curve which has a radius of 25 feet to the left, 39.02 feet to the easterly margin of Janice Drive; thence with the easterly margin of Janice Drive southwardly 67.35 feet to the point of beginning.

BEING the same property conveyed to Elton Jimmy Clifton and wife, Gloria Jean Clifton, by deed from Jack Williams and wife, Frances E. Williams, of record in Book 4718, page 670, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 4636, page 317, said Register's Office; easements and setback lines as set forth in the above plan of record and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

By instrument of record in Book 5234, page 226, said Register's Office, James E. Abernathy, was appointed Attorney-in-Fact for the said Elton Jimmy Clifton and wife, Gloria Jean Clifton.

This is unimproved ( ) improved (X) property, known as 505 Janice Drive, Nashville, TN 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 5th day of December, 19 77

Jean E. Abernathy

STATE OF TENNESSEE
Davidson County

BOOK 5234 PAGE 228

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named

DEC 16 CONV 78,500.00
DEC 16 STAX B* 100.10
DEC 16 PR'FEE B* .50
DEC 16 W'DEED B* 4.00 * 104.60

the bargainor___, with whom I am personally acquainted, and who acknowledged that ___ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this ___ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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

FILE IN BOX 4

**WARRANTY DEED**

FROM
ELTON JIMMY CLIFTON and wife,
GLORIA J. CLIFTON

TO
MICHAEL J. ROSS and wife,
PATRICIA J. ROSS

E 42174

IDENTIF. REFERENCE

DEC 16 3 00 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this 5th day of December, 1977, before me personally appeared James E. Abernathy, to me known to be the person who executed the foregoing instrument in behalf of Elton Jimmy Clifton and Gloria J. Clifton and acknowledged that he executed the same as the free act and deed of the said Elton Jimmy Clifton and wife, Gloria J. Clifton.

Witness my hand and official seal at office in Nashville, Tennessee this 5th day of December, 1977.

My Commission Expires: 6/7/80

Notary Public