E 71534

IDENTIF. REFERENCE

JUN 16 1 01 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

BOOK 5299 PAGE 635

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,568.64

William C Clement
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June 19 78

Notary Public

MY COMMISSION EXPIRES: 3-25-82

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, HERMITAGE PROFESSIONAL MALL, HERMITAGE, TENNESSEE 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William C. Clement et ux (NAME)	California Mortgage Service (NAME)	75-7
521 Dutchmans Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 11886 (STREET ADDRESS)	135
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Santa Ana, CA 92711 (CITY) (STATE) (ZIP)	4D 05743

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, Bruna T. Jones et ux Pauletta J. Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William C. Clement et ux Nancy W. Clement

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. 107, on the Plan of Highlands of Tulip Grove, Section 3, as of record in Book 4675, Page 140, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Bruna T. Jones et ux Pauletta J. Jones, by deed of record in Book 5240, Page 44, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 4849, Page 767, which incorporates restrictive covenants contained of record in Book 4793, Page 157, as amended in Book 5020, Page 58, and Book 5028, Page 357, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a 1st mortgage Deed of Trust of record in Book 5240, Page 46, Register's Office for Davidson County, Tennessee to California Mortgage Service.

THE existing escrow account and hazard insurance policy is hereby transferred with this conveyance to the Grantees herein.

JUN 16 78	CONV	46,568.64	B* 121.16	
JUN 16 78	S'TAX		B* .50	
JUN 16 78	PR'FEE		B* 4.00	* 125.66
JUN 16 78	W'DEED			

This is improved (X) unimproved ( ) property, known as 521 Dutchmans 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 16th day of June, 19 78

X BRUNA T. JONES: Bruna T. Jones

X PAULETTA J. JONES: Pauletta J. Jones

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 Bruna T. Jones et ux Pauletta J. Jones

the 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 Hermitage, Tennessee, this 16th day of June 1978

Commission expires 1-31-81

Notary Public

STATE OF TENNESSEE }

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

WARRANTY DEED

FROM
Bruna T. Jones et ux

TO
William C. Clement et ux

Return to:
LEON SHARBER, ATTORNEY
HERMITAGE PROFESSIONAL MALL
HERMITAGE, TENNESSEE 37076