78-7-14
FORM NO. WD-1

BOOK 5312 PAGE 206

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JULY, 19 78

Notary Public

MY COMMISSION EXPIRES: 11/7/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS, 908 FIDELITY FEDERAL BUILDING, NASHVILLE, TN. 37239
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONNY H. CLANTON ETUX (NAME)	MERCANTILE MORTGAGE COMPANY (NAME)	162-7-63
109 LINDY MURFF COURT (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 14569 (STREET ADDRESS)	5DU 55175
ANTIOCH, TENNESSEE (CITY) (STATE) (P. O. ZIP)	ST. LOUIS, MISSOURI (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, KENNETH R. GRUBBS AND WIFE, MARY ANN L. GRUBBS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONNY H. CLANTON AND WIFE, MARILYN E. CLANTON

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. 198 on the Plan of Antioch Park, Section 3, of record in Book 4460, page 25, said Register's Office, described as follows:

SAID Lot No. 198 fronts 74.46 feet on the southwesterly side of Lindy Murff Court and extends back 203.2 feet on the northwesterly line and 206.2 feet on the southeasterly line to a dead line in the rear measuring 104.40 feet thereon.

BEING the same property conveyed to Kenneth R. Grubbs and wife, Mary Ann L. Grubbs, by deed from Joe V. Dobbs and wife, Buena M. Dobbs, of record in Book 4618, page 370, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 4519, page 933, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 109 LINDY MURFF COURT (House Number) (Street) ANTIOCH, TENNESSEE (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 14TH day of JULY, 19 78

x Kenneth R. Grubbs
KENNETH R. GRUBBS

x Mary Ann L. Grubbs
MARY ANN L. GRUBBS

STATE OF TENNESSEE
Davidson County

BOOK 5312 PAGE 207

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named KENNETH R. GRUBBS AND WIFE, MARY ANN L. GRUBBS

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, Tennessee, this 14th day of JULY 19 78

Commission expires 11/7/79

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 BOOK

WARRANTY DEED

FROM

KENNETH R. GRUBBS AND WIFE,

MARY ANN L. GRUBBS

TO

RONNY H. CLANTON AND WIFE,

MARILYN E. CLANTON

E. 7. 7. 1. 8. 4

IDENTIF. REFERENCE

JUL 17 4 20 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 17 78	CONV	35,900.00			
JUL 17 78	S'TAX		B*	93.34	
JUL 17 78	PR'FEE		B*	.50	
JUL 17 78	W'DEED		B*	4.00	* 97.84