PREPARED BY:
James L. Smith, Attorney
140 North Main Street
Goodlettsville, TN 37072

WARRANTY DEED

BOOK 5346 PAGE 342

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kirby Clifton	Same	75-6-116
(NAME)	(NAME)	
847 Springfield Hwy		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville Tn.		
(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 Kirby Clifton and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of an indebtedness as evidenced by an instrument of record in Book 5233, page 67, R.O.D.C., Tennessee, payable to Security Federal Savings & Loan Association of Nashville,

we, Randall H. LeMaster and wife, Wilmer J. LeMaster,

have this day bargained and sold, and do hereby transfer and convey unto the said Kirby Clifton, and wife, Pauline Clifton, 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 14.49 feet thereon.

Being the same property conveyed to Randall H. LeMaster and wife, Wilmer J. LeMaster, by deed from Kirby Clifton and wife, Pauline Clifton, of record in Book 5233, page 62, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 26000.00

Subscribed and sworn to before me, this the 10th day of April 19 78

Affiant Kirby Clifton

My commission expires: 2/28/81 (Affix Seal)

Notary Public John Duncan

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is { } unimproved { } improved property, known as ..... (House Number) (Street) 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 Kirby Clifton, and wife, Pauline Clifton, 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.*, except for first mortgage as noted herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Kirby Clifton, and wife, Pauline Clifton, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand S. this 10th day of April, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Randall H. LeMaster

X Wilmer J. LeMaster

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Joan Durham, *a Notary Public in and for said County and State,* Randall H. LeMaster and wife, Wilmer J. LeMaster,

*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* 10th *day of* April, *19* 78.

Joan Durham
Notary Public

JOAN BUDNAR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

OCT-4 78	CONV	26,000.00			
OCT-4 78 S'TAX			B*	67.60	
OCT-4 78 PR'FEE			B*	.50	
OCT-4 78	W'DEED		B*	4.00	* 72.10

WARRANTY DEED

FROM
RANDALL H. LEMASTER, ET UX

TO
KIRBY CLIFTON

E 9 2 3 6 0

T
IDENTIF. REFERENCE

OCT 4 2 37 PM '78

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