This instrument was prepared by [redacted] attorney at Law,
3815 Cleghorn Avenue, Nashville, Tennessee 37215.

WARRANTY DEED

BOOK 5366 PAGE 429

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Larry D. Poston, Sr. et al	First & Mid-South Mortgage Co.	Map 147-8
(NAME)	(NAME)	
3825 Faulkner Drive	P.O. Box 2568	Parcel 166
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37219	5DU-03813
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100----------
----------($10.00)---------- Dollars,

cash in hand paid by the said Grantees, hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Grantees, of the unpaid balance of an indebtedness payable to First & Mid-South Mortgage Company; and secured by a deed of trust executed by Michael E. Cloonan, of record in Book 5159, page 952, Register's Office for Davidson County, Tennessee; which said unpaid balance the said Grantees hereby agree to assume and promise to pay;

Michael E. Cloonan and wife, Melissa Cloonan, hereinafter called Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said Larry D. Poston, Sr. and wife, Evelyn S. Poston, Gregory M. Poston and Christopher A. Poston, as tenants in common, hereinafter called Grantees, their ~~successors~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Hillbrook Subdivision, Section 7, as of record in Book 3842, page 249, Register's Office for said County.

Said Lot No. 13 fronts 70 feet on the westerly side of Faulkner Drive and extends back 172.8 feet on the southerly line and 171.7 feet on the northerly line to a dead line in the rear measuring 70 feet thereon.

Being the same property conveyed to Michael E. Cloonan by deed from Guido A. Distefano and wife, Ida Distefano of record in Book 5159, page 950, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants contained in instrument of record in Book 4302, page 491; said Register's Office; setback lines, easements and other such limitations as shown on the Plan of record in Book 3842, page 249; said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 49,500.00

Subscribed and sworn to before me, this the 17th day of November 19 78

Affiant Evelyn S Poston

My commission expires: April 18 1982 (Affix Seal)

Notary Public [redacted]

This is improved (X) unimproved ( ) property, known as 3825 Faulkner Drive, Nashville, Tennessee
(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 Grantees, 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 as stated above and for 1978 Taxes which have been prorated.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their ~~successors~~, heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 17th day of November, 19 78, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Michael E. Cloonan

Michael E. Cloonan

Melissa Cloonan

Melissa Cloonan

BOOK 5366 PAGE 430

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Michael E. Cloonan and wife, Melissa Cloonan

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* 17th *day of* November, 1978

June S. McKinney
Notary Public

Commission expires April 18, 1982

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 .....

NOV21 78	CONV	49,500.00			
NOV21 78	S'TAX		B*	128.70	
NOV21 78	PR'FEE		B*	.50	
NOV21 78	W'DEED		B*	4.00	* 133.20

WARRANTY DEED

FROM

Michael E. Cloonan etux Melissa Cloonan

TO

Larry D. Poston, Sr. and wife, Evelyn S. Poston, Gregory L. Poston and Christopher A. Poston, as tenants in common

F-01309

IDENTIF. REFERENCE

Nov 21 1 56 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

Mail to: McKinney & Co.
608 West Main Dr.
Hendersonville, Tenn. 37075