BOOK 5395 PAGE 470

3147 02/15 123.84- CHECK

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,875.00

Danny Craig Clonts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF January 19 79

Marilyn K. Perkins
Notary Public

MY COMMISSION EXPIRES: 10-17-82

Mail

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
Danny Craig Clonts (NAME)	Guaranty Mortgage Company (NAME)	5DU 32882
549 Cedarmont Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 786 (STREET ADDRESS)	173-1
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	162

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, Pacesetters Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny Craig Clonts et ux Esther Vaughan Clonts

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. 43 on the Plan of Monte Carlo Estates, Section 2 B, of record in Plat Book 5050, Page 99, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Pacesetters Builders, Inc., by deed of record in Book 5275, Page 983, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 5196, Page 649, Register's Office for Davidson County, Tennessee, and or any existing easements.

This is unimproved (x) improved ( ) property, known as 549 Cedarmont Drive (House Number) (Street) Antioch, TN (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 26th day of January, 19 79

PACESETTERS BUILDERS, INC.

BY: Jim L. Hall, Sec.-Treas.: Jim L Hall

STATE OF TENNESSEE }

BOOK 5395 PAGE 471

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

_____

_____

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 }
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jim L. Hall and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the Sec- Treas and _____ respectively of the Pacesetters Builders, Inc. 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 Jim L. Hall as such Sec.-Treas., and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Hermitage on this the 26th day of January, 1979.

My commission expires 10-17-82

Marilyn H. Nesbitt
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

F. I. 4 2 1 7

WARRANTY DEED

FROM Pacesetters Builders, Inc.

TO Danny Craig Clonts

IDENTIF. REFERENCE

FEB 15 9 17 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LEON SHARBER, ATTORNEY

LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217