Map 105-7 Par 230 Is

SEND TAX NOTICE TO:
Iva K. Timbs
604 Hamilton St
Nashville, Tenn

This Instrument Prepared By:
REED, ROGERS AND TRAIL, ATTORNEYS
J. Mark Rogers
Murfreesboro, TN 37130

BOOK 5465 PAGE 479

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, the undersigned, TEDDY LYNN CLIFTON and DONALD TAB CLIFTON have bargained and sold and by these presents do transfer and convey unto IVA K. TIMBS, a widow, her heirs and assigns, forever, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 3 on the Map of W. D. Hamilton's Subdivision of Block 8, as of record in Book 421, page 56, Register's Office for said County.

Said Lot No. 3 front 50 feet on the north side of Hamilton Street and runs back between parallel lines, 167.5 feet to an alley.

Being the same property conveyed to Eva C. Beech, a widow, by warranty deed from George L. Taylor and wife, Nellie B. Taylor, dated November 27, 1965, recorded in Deed Book 3963, page 266, Register's Office for Davidson County, Tennessee. The said Eva C. Beech died intestate in Davidson County, Tennessee, on April 27, 1978, leaving as her sole surviving heirs-at-law, her two grandsons, Teddy Lynn Clifton and Donald Tab Clifton.

This is improved property, known as 604 Hamilton Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all the appurtenances, estate and title thereunto belonging, unto the said grantee, her heirs and assigns forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate, that we have a good right to convey the same, and that it is unencumbered.

CHECK
27/4 31.00
4561 1959

We further covenant and bind ourselves, our heirs and representatives forever, to warrant and defend the title to said real estate unto the said grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, this 16th day of July, 1979.

Teddy Lynn Clifton
TEDDY LYNN CLIFTON

Donald Tab Clifton
DONALD TAB CLIFTON

STATE OF Tennessee)
: SS:
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named TEDDY LYNN CLIFTON, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of July, 1979.

Joyce Bailey
NOTARY PUBLIC

My Commission Expires: April 17, 1983

JOYCE BAILEY NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
: SS:
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named DONALD TAB CLIFTON, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoin (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of July, 1979.

Joyce Bailey
NOTARY PUBLIC

My Commission Expires: April 17, 1983

JOYCE BAILEY NOTARY PUBLIC DAVIDSON COUNTY

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF Tennessee)
: SS:
COUNTY OF Davidson)

BOOK 5465 PAGE 481

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater, is $27,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Susan K Finch
AFFIANT

Sworn to and subscribed before me, this the 16th day of July, 1979.

Joyce Bailey
NOTARY PUBLIC

My Commission Expires: April 17, 1983

JOYCE BAILEY NOTARY PUBLIC DAVIDSON COUNTY

F. 4 0 1 8 6

IDENTIF. REFERENCE

JUL 16 11 01 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RECORDER'S MEMO: Legibility or Writing, Typing or Printing in This Document Unsatisfactory When Received.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5465 PAGE 482

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			27500.00- CO	
			71.50 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	81.00-
			6561A07/16/79 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 40186

IDENTIF. REFERENCE

JUL 16 11 01 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 697288