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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,800.00

Ricky Lee James
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September, 19 79.

Notary Public

MY COMMISSION EXPIRES: 10-17-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FRAZIER & FAIMON, 300 James Robertson Parkway, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David E. Clifford et ux (NAME)	Mercantile Mortgage Company (NAME)	91-5
6109 Nashua Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 14569 (STREET ADDRESS)	Par 208
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63178 (CITY) (STATE) (ZIP)	S.T.

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, Ricky Lee James and wife, Joy Bandy James

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David E. Clifford and wife, Deborah J. Clifford

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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Mosswood Heights, Section 2, of record in Book 4175, page 155, Register's Office for said County, described as follows:

Said Lot No. 3 fronts 58.0 feet on the southerly side of Nashua Avenue and extends back between parallel lines 122.3 feet to a dead line in the rear measuring 58.0 feet thereon.

Being the same property conveyed to Ricky Lee James and wife Joy Bandy James, by deed from David B. Hale, Sr. and wife Suzanne E. Hale of record in Book 5358, page 251, and re-recorded in Book 5361, page 553, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX property, known as 6109 Nashua Avenue, Nashville, Tennessee
(House Number) (Street) (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 their hands this 28th day of September, 1979

Ricky Lee James

Joy Bandy James

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Glenda G. Bingham, a Notary Public in and for said County and State, the within named Ricky Lee James and wife, Joy Bandy James

the bargainor, 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 28th day of September, 19 79.

Commission expires 10-17-82

Notary Public

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM
RICKY LEE JAMES and wife,
JOY BANDY JAMES

TO
DAVID E. CLIFFORD and wife,
DEBORAH J. CLIFFORD

F-54989

IDENTIF. REFERENCE

SEP 28 3 44 PM '79

FELIX Z. ROBERTSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

09/28 102.18- CHECK

5506

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

36800.00- CO
95.68 CO TX
.50 PRFEE
6.00 WDEED
CHECK 102.18-
5229A09/28/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-54989

IDENTIFICATION REFERENCE

SEP 28 3 44 PM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 715427