FILE BOX #2

WARRANTY DEED

FROM WILLIAM B. CLIFFORD and wife, FRANCIES J. CLIFFORD

ADDRESS NEW OWNER(S) AS FOLLOWS:	PETE LUNATI and wife, BARBARA F. LUNATI 4741 Trousdale Drive - Executive Park Nashville, Tennessee 37220	BOOK 5506 PAGE 827
SEND TAX BILLS TO:	GUARANTY MORTGAGE COMPANY P. O. Box 786 Brentwood, Tennessee 37027	
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, Tennessee 37219	MAP-PARCEL NOS: 133-2-2 6DA 30276

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

{STATE OF TENNESSEE COUNTY OF ..... DAVIDSON .....}

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ... 29,770.88 ... Affiant Pete Lunati

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of September, 1979
DATE

Jeanette S. Banks
NOTARY PUBLIC

7-27-81
COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ----------TEN AND 00/100----------

----------($10.00)---------- DOLLARS

cash in hand paid by PETE LUNATI and wife, BARBARA F. LUNATI, and other good and valuable consideration, the receipt of which is hereby acknowledged, including agreement by the said PETE LUNATI and wife, BARBARA F. LUNATI, to assume and agree to pay the balance outstanding on that certain indebtedness evidenced by deed of trust from William B. Clifford and wife, Francies J. Clifford to Herschel Greer, Trustee, of record in Book 4286, Page 639, Register's Office for Davidson County, Tennessee, to secure to Guaranty Mortgage Company of Nashville the payment of one note dated 11-08-68 in the original principal amount of $12,900.00, payable in conformity with the terms and conditions therein stated;

WILLIAM B. CLIFFORD and wife, FRANCIES J. CLIFFORD,

GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

PETE LUNATI and wife, BARBARA F. LUNATI,

GRANTEES, their (his, her, its) heirs, successors 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. 16 on the Plan of William Lee's Subdivision of the Roth Property, as of record in Book 1130, Page 67, Register's Office for said County.

SAID Lot No. 16 fronts 60 feet on the northerly side of Sunrise Avenue and extends back 179.11 feet on the east line and 178.45 feet on the west line to the south line of Lot "C", measuring 60 feet thereon.

BEING the same property conveyed to William B. Clifford and wife, Francies J. Clifford by deed from J. C. Hardiman and wife, Ruth Neal Hardiman, of record in Book 4286, Page 637, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to all easements, restrictions and matters of public record, including taxes for the year1979 and subsequent years.

unimproved ( )
524 This is improved ( ) property, known as XX 258 Sunrise Avenue, Nashville, Tennessee
Number Street City

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, successors 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 except of record.

AND THE UNDERSIGNED GRANTORS do(es) 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 successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S this 28TH day of SEPTEMBER 1979

William B. Clifford
WILLIAM B. CLIFFORD

Francies J. Clifford
FRANCIES J. CLIFFORD

{STATE OF TENNESSEE ; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named WILLIAM B. CLIFFORD and FRANCIES J. CLIFFORD, his wife

the bargainer(s) with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, TENNESSEE
City State

this 28 day of September 19 79

1-27-81
Comission Expires

Jeanette L. Banks
Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE

this day of 19

Commission Expires Notary Public

(AFFIX SEAL)

RECEIVED FOR RECORD
SEP 28 3 49 PM '79
REGISTER DAVIDSON COUNTY, TENN.
IDENTIF. REFERENCE
54998

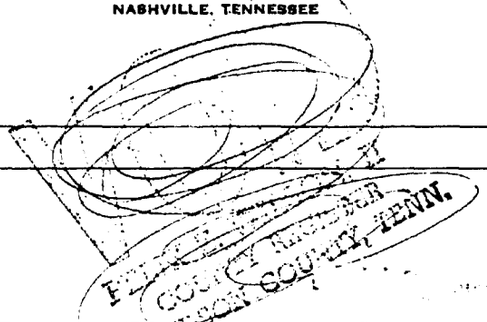
OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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
			$5770.83- 77.13	CO CO TX
	BOOK 5506 PAGE 829		.50	PRFEE
			6.00	WDEED
				CHECK 83.93-
	5241A09/28/79		BAL	.00

VOID

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 715439