BOOK 5598 PAGE 950

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,445.46

J. Vallett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 19 80

Leon Sharber
Notary Public

MY COMMISSION EXPIRES: 1-20-84

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey W. Vallett (NAME)	CUB - Noel Palmer Mortgage Company (NAME)	1st C.D.
4857 Everest Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	Map 52K, Grp.A
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 32219 (CITY) (STATE) (ZIP)	Parcel 17.01

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, John B. Clopton and wife, Bessie M. Clopton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey W. Vallett and wife, Gina C. Vallett

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Wilson/Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 73 on the Plan of Sherwood Forest, Section 3, as of record in Plat Book 12, Page 27, Register's Office for Wilson County, Tennessee, and said Plat Being recorded in Plat Book 4460, Page 81, Register's Office for Davidson County, Tennessee, to which Plat references are hereby made for a more complete and accurate description.

BEING the same property conveyed to John B. Clopton and wife Bessie M. Clopton, by deed of record in Book 374, Page 202, Register's Office for Wilson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 466, Page 275, Register's Office for Wilson County, and Book 5430, Page 285, Register's Office for Davidson County, Tennessee, to Noel-Palmer Mortgage Company.

THE existing escrow account and hazard insurance policy is hereby transferred with this conveyance to the Grantees herein.

THIS conveyance is unimproved ( ) This is improved (XX) property, known as 4857 Everest Drive, Old Hickory, TN 37138
(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 our hand s this 1st day of May, 1980

John B. Clopton
JOHN B. CLOPTON

Bessie M. Clopton
BESSIE M. CLOPTON

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John B. Clopton and wife, Bessie M. Clopton

the 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 1st day of May 1980

Commission expires 1-21-81

Notary Public

STATE OF TENNESSEE }

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

F 88191

WARRANTY DEED

FROM

John B. Clopton

IDENTIF. REFERENCE

TO

Bessie M. Clopton

MAY 6 1 58 PM '80

FELIX Z. PHILSON II REGISTER
DAVIDSON COUNTY, TENN.

Fee 6.00
Recd. 127.14
Tax 11.96
Total 120.64

By C. Mc

Check 6.00-

7483

May 2 80
at 12:09 P.M.
Noted in Book 20 #186
Recorded Deed 375 #178
In the
Witness County, Tenn.
On this 2 day May 80
By Mayne Clopton Deputy Register

Return to:

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