3467

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6359 PAGE 654

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. and Mrs. John W. Taylor, Sr. (NAME)	Bankers Mortgage Corporation (NAME)	173-1
497 Elysian Fields Road G-3 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Drawer F-20 (STREET ADDRESS)	162
Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP)	Florence, S.C. 29501 (CITY) (STATE) (ZIP)	5DU-32197

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, DANNY CRAIG CLONTS and wife ESTHER VAUGHAN CLONTS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN W. TAYLOR, SR. and wife MARVETTE B. TAYLOR

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 43 on the Plan of Monte Carlo Estates, Section 2B, as of record in Plat Book 5050, page 99, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Danny Craig Clonts and wife, Esther Vaughan Clonts by deed from Pacesetters Builders, Inc., of record in Book 5395, page 470, said Register's Office.

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyer(s); (2) Restrictions of record in Book 5196, page 649; and (3) All matters appearing on the Plan of record in Plat Book 5050, page 99, said Register's Office.

As part of the consideration for this transfer, the grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated January 26, 1979, in the original principal sum of $45,100.00, payable to First American National Bank of Nashville, in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 5395, page 472, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 549 Cedarmont Drive Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 9th day of August, 1984.

Danny Craig Clonts
DANNY CRAIG CLONTS

Esther Vaughan Clonts
ESTHER VAUGHAN CLONTS

STATE OF TENNESSEE

COUNTY OF Davidson

BOOK 6359 PAGE 655

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DANNY CRAIG CLONTS and wife ESTHER VAUGHAN CLONTS**

the bargainor s, 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 9th day of August, 19 84.

My commission expires 1/20/85 Notary Public

**or proven to me on the basis of satisfactory evidence,

STATE OF TENNESSEE

COUNTY OF _____

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 _____ of the _____ the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____,

this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

I 4 3 0 4 8

IDENTIF. T REFERENCE

AUG 15 9 23 AM '84

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,681.21

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August, 1984.

MY COMMISSION EXPIRES: 1/20/85

(AFFIX SEAL)

Notary Public

2205 08/15 136.52- CHECK

WARRANTY DEED

FROM

DANNY CRAIG CLONTS and wife,

ESTHER VAUGHAN CLONTS

TO

JOHN W. TAYLOR, SR. and wife,

MARVETTE B. TAYLOR

Return to:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

File Box 38

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6359 PAGE 656

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			57681.21- CONT.	
			150.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 156.52-	
2205A08/15/84			SAL .07	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 3 0 4 8

IDENTIF. REFERENCE

AUG 15 9 23 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0060986