THIS INSTRUMENT PREPARED BY:
HAYNES & ASSOCIATES
ATTORNEYS AT LAW
140 N. MAIN ST., GOODLETTSVILLE, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kirby Clifton et ux (NAME)	same (NAME)	34-5-61 34-5-62
847 Springfield Hwy. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	GO 05116 GO 05111
Goodlettsville, TN 37072 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of

ONE HUNDRED AND TEN THOUSAND DOLLARS ($110,000.00) *DOLLARS*

and other good and valuable consideration, receipt of which is hereby acknowledged,

BOOK 6433 PAGE 775

RUSH

16593

IDENTIF. REFERENCE

Nov 27 11 45 AM '84

REGISTER
DAVIDSON COUNTY, TN

JAMES M. SMITH and wife, DOROTHY B. SMITH
NELLIE SMITH TUCKER, and GLADYS SMITH HINKLE

have bargained and sold, and by these presents do transfer and convey unto the said KIRBY CLIFTON and wife, PAULINE CLIFTON

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Goodlettsville, Davidson County, Tennessee, according to an unrecorded survey dated July 16, 1984, by Allen R. Trumbo, Tennessee Surveyor No. 1127:

Beginning at an iron rod situated in the easterly margin of Monticello Avenue (50' right-of-way), said point marking the southwesterly corner of the Ernest Pyle et ux property as of record in Book 4524, page 428, said Register's Office, said point also being the northwesterly corner of the property herein described; thence, along aforementioned Ernest Pyle's southerly line S 77° 44' 59" E, a distance of 628.88 feet to an iron rod situated in the westerly margin of Seaboard System Railroad, said point situated in the southerly line of the aforementioned Ernest Pyle et ux property; thence, along aforementioned westerly margin of Seaboard System Railroad S 14° 21' 44" W, a distance of 676.08 feet to an iron rod situated in the northerly line of the Willie Luskey and Lettie Jones property as of record in Book 4092, page 579, said Register's Office; thence along aforementioned Willie Luskey and Lettie Jones' northerly line N 76° 37' 04" W, a distance of 307.47 feet to an iron rod, said iron rod being the northwesterly corner of the aforementioned Willie Luskey and Lettie Jones property, the northeasterly corner of the James L. Harris et ux property as of record in Book 2997, page 243, said Register's Office, thence along the easterly line of the aforementioned Fred W. Kinle et ux property and the James M. Smith property as of record in Book 2996, page 117, said Register's Office, N 12° 28' 08" E, a distance of 273.68 feet to an iron rod situated in the northerly line of the aforementioned James M. Smith property; thence, along said northerly line N 78° 28' 22" W, a distance

11/27 395.50 CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 110,000.00

Subscribed and sworn to before me, this the 26 day of November 1984

Affiant

My commission expires: 10/19/86 (Affix Seal)

Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY, TN

of 296.34 feet to a concrete monument situated in the aforementioned easterly margin of Monticello Avenue; thence, along said easterly margin of Monticello Avenue N 12° 03' 58" E, a distance of 399.61 feet to the point of beginning and containing 7.638 acres, more or less.

Being a part of the same property conveyed to James M. Smith and wife, Dorothy B. Smith by deed from Charles P. Stidham and wife, Bettie Stidham, of record in Book 3282, page 160, said Register's Office, and being part of the same property conveyed to James M. Smith and wife, Dorothy B. Smith, and Walter H. Smith and wife, Rena Smith, by deed from Charles Q. Fisher, of record in Book 1453, page 551, Register's Office for Davidson County, Tennessee. Walter H. Smith and wife Rena Smith are both deceased and their interest passed to James M. Smith, Nellie Smith Tucker and Gladys Smith Hinkle by intestacy.

The property herein conveyed is subject to easements of record in Book 3370, page 148; Book 4530, page 215; Book 3370, page 157; said Register's Office.

unimproved (X) This is improved ( ) property, known as Monticello Avenue (House Number) (Street), Goodlettsville (P. O. Address:), TN 37072 (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said KIRBY CLIFTON and wife, PAULINE CLIFTON their *heirs and assigns, forever.*

And we *do covenant with the said* KIRBY CLIFTON and wife, PAULINE CLIFTON *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.*

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* KIRBY CLIFTON and wife, PAULINE CLIFTON, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 26 *day of* November, *19* 84, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James M. Smith
JAMES M. SMITH

Dorothy B. Smith
DOROTHY B. SMITH

Nellie Smith Tucker
NELLIE SMITH TUCKER

Gladys Smith Hinkle
GLADYS SMITH HINKLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6433 PAGE 777

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES M. SMITH, DOROTHY B. SMITH, and NELLIE SMITH TUCKER

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 Goodlettsville, Tennessee, this 26 day of November, 19 84.

John M. Tomm, Notary Public.

Commission Expires 10/19/86

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GLADYS SMITH HINKLE

and proved to me on the basis of satisfactory evidence, or

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Van Nuys, California, this 1st day of November, 19 84.

Notary Public.

Commission Expires June 18, 1985

OFFICIAL SEAL
RITA S. RUBIN
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
MY COMMISSION EXPIRES JUNE 18 1985

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., 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 .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

OFFICIAL RECEIPT

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

BOOK 6433 PAGE 778

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

110000.00- CAMT.
286.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 295.50-
0099A11/27/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 5 9 3 1

IDENTIF. REFERENCE

Nov 27 11 45 AM '84

REGISTER
DAVIDSON COUNTY, TN

No.0088065