This instrument prepared by William T. Berry, Attorney at Law, 333 Gallatin Road South, Madison, Tennessee 37115

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Virgil D. Clouse, et ux | Fidelity Federal Savings & Loan Ass'n | Map 26-9 |
| (NAME) | (NAME) | |
| 403 Moss Trail | 401 Union Street | Parcel 61 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Goodlettsville, Tenn 37072 | Nashville Tenn. | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100---------- ($10.00)

*Dollars,*

cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance of a certain indebtedness evidenced by a note dated March 1, 1968, in the original principal amount of $19,700.00, payable as provided therein to Fidelity Federal Savings and Loan Association, secured by Deed of Trust executed by Marion M. Moses and wife, Miriam C. Moses, to Vaden Lackey, Jr., Trustee, of record in Book 4217, page 51, Register's Office for Davidson County, Tennessee, which said unpaid balance of said indebtedness the said Virgil D. Clouse and wife, Grace E. Clouse, do hereby assume and agree to pay,

We, FRANK L. WINFREY AND WIFE, RUBY G. WINFREY,

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*have this day bargained and sold, and do hereby transfer and convey unto the said*

VIRGIL D. CLOUSE AND WIFE, GRACE E. CLOUSE,

THEIR *(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 64 on the Plat of Goodlettsville Subdivision, Section II, as of record in Book 1424, page 121, Register's Office for Davidson County, Tennessee.

Said Lot No. 64 fronts 115 feet on the south side of Moss Trail and runs back between parallel lines 350 feet to a dead line which measures 115 feet thereon.

Being the same property conveyed to Frank L. Winfrey and wife, Ruby G. Winfrey by deed from Peggy J. Goguen of record in Book 4910, page 546, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 53,000.00

Subscribed and sworn to before me, this the 7th day of December 19 84

Affiant

My commission expires: 7-17-88 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as 403 Moss Trail, Goodlettsville, Tennessee
(House Number) (Street) P. O. Address (City or Town

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said*

VIRGIL D. CLOUSE AND WIFE, GRACE E. CLOUSE, THEIR

*(successors),*

*heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* VIRGIL D. CLOUSE AND WIFE, GRACE E. CLOUSE, their

*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 7th *day of* December, 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.*

Frank L. Winfrey
FRANK L. WINFREY

Ruby G. Winfrey
RUBY G. WINFREY

12/17 3304

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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*Personally appeared before me,* THE UNDERSIGNED, *a Notary Public in and for said County and State,* FRANK L. WINFREY AND WIFE, RUBY G. WINFREY

*the within named 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* 7th *day of* December, *19*84

William J. Berry
*Notary Public*

WILLIAM J. BERRY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

*Commission expires* 7-17-88

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* .....

I 70620

IDENTIFICATION REFERENCE

DEC 17 3 25 PM '84

REGISTER
DAVIDSON COUNTY, TN

RUSH

**WARRANTY DEED**

FROM

FRANK L. AND RUBY G. WINFREY

TO

VIRGIL D. AND GRACE E. CLOUSE

Compliments of
**Madison Title Company**
333 Gallatin Road
MADISON, TENNESSEE 37115
Representing
**Chicago Title Insurance Company**
CHICAGO, ILLINOIS

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

RECEIVED OF _____

FOR _____

BOOK 6450 PAGE 140

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

63000.00- CAMT.
137.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 144.30-
6004A12/17/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-7-0620

IDENTIF. REFERENCE

DEC 17 3 25 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 93816