This instrument prepared by: Ballew-Freeman Attorneys, 333 Gallatin Rd. S., Madison, TN
3/115

BOOK 6828 PAGE 252

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gene E. Tidwell, et ux and Michael S. Kaszyski et ux	SAME	60-12-152
(NAME) Box 747	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville	(STREET ADDRESS) Tenn 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged,

KIRBY CLIFTON AND WIFE, PAULINE G. CLIFTON

have this day bargained and sold, and do hereby transfer and convey unto the said GENE E. TIDWELL AND WIFE, BOBBIE J. TIDWELL AND MICHAEL S. KASZYSKI AND WIFE, DOROTHY G. KASZYSKI, JR.

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the First Civil District of Davidson County, Tennessee, described according to an unrecorded survey by James Larry Terry, Surveyor, No. 563, dated May 20, 1981, as follows:

BEGINNING at a point in the northerly margin of Hart Lane, said point being the southeasterly corner of this tract or lot and the southwesterly corner of the land of Bomar and Lewis, of record in Book 1538, page 23, Register's Office for Davidson County, Tennessee; thence N 5 deg. 22' E, 142.5 feet to an iron pin in concrete, corner to A. G. Sanders; thence with the line of Sanders, N 83 deg. 15' W 159.45 feet to a point; thence S 7 deg. 34' W, 145.97 feet to a point in the northerly margin of Hart Lane; thence with the margin of said Hart Lane, S 84 deg. 27' 56" E, 165.00 feet to the point of beginning.

Being the same property conveyed to Kirby Clifton by deed from Kirby Clifton and wife, Pauline L. Clifton and James Callis of record in Book 5865, page 743, said Register's Office.

91253

IDENTIFICATION REFERENCE

APR 14 10 14 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $30,000.00

Subscribed and sworn to before me this the 10TH *day of* April *19* 86

Affiant

My commission expires: 11-22-88

(Affix Seal)

Notary Public

unimproved (XX *)*

This is improved ( ) property, known as _____ *(House Number)* _____ *(Street)* _____ *P.O. Address:* _____ *(City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees 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. except current year taxes, which are assumed by the buyer.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this _____ *day of* _____, *19* 86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kirby Clifton
KIRBY CLIFTON

Pauline G. Clifton
PAULINE G. CLIFTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6828 PAGE 253

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Kirby Clifton and wife, Pauline G. Clifton

the within named bargainor s, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at _____ *Tennessee, this* 10TH *day of* April, *19* 86.

_____ *Notary Public*

Commission expires 11-27-88

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 (or proved to me on the basis of satisfactory evidence), 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 _____

WARRANTY DEED

FROM

KIRBY CLIFTON, ET UX

TO

GENE E. TIDWELL, ET UX,

AND MICHAEL S. KASZYSKI,

ET UX

G60136

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF BOOK 6828 PAGE 254

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
			30000.00- CONT.	
			78.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	84.50-
			2766A04/14/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91253.

IDENTIFICATION REFERENCE

APR 14 10 14 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 236864