TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Fred C. Shadowens and wife, Edith S. Shadowens	First Federal Savings (NAME)	13D-24405
Cato Road, Route 3 (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	BOOK 3816 PAGE 493
Nashville, Tennessee 37218 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

For and in consideration of the sum of ----------($10.00)---------- Ten and No/100---------- DOLLARS cash in hand paid by Fred C. Shadowens and wife, Edith S. Shadowens

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Leland C. Claxton and wife, Bonnie C. Claxton

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Land in the 13th Civil District of Davidson County, Tennessee, being a tract marked No. 2-B, on the survey of L.C. Claxton Land and described according to a survey made by Ernest Medlin, March 21, 1964, described as follows:

BEGINNING at a spike in the center of Cato Road, the same being located north 20° 30' west and 138 feet from the southeast corner of a parcel of land known as Tract No. 2 and being part of the property conveyed to Leland C. Claxton and wife, by deed from D.A. Wheatley and wife, as of record in Book 1323, page 73, Register's Office for said County; thence south 89° 24' west 1545 feet to an iron pin in a fence; thence with said fence, north 1° 15' east 115 feet to an iron pin, the northwest corner of Tract No. 2; thence north 89° east, along an easement line described in Book 3675, page 559, and shown on the plat of record in Book 3675, page 560, 1441 feet to a point in the center of a branch which runs along the westerly margin of Cato Road, the last mentioned point being located south 36° 10' east and 17.3 feet from the original northeast corner of Tract No. 2; thence south 36° 10' east with center of said branch 130.7 feet to a point in the center of the branch; thence south 20° 30' east leaving said branch 30 feet to a spike in the center of Cato Road, the same being the point of beginning and containing 4.47 acres.

Being part of the property conveyed to Leland C. Claxton and wife, Bonnie C. Claxton, by deed from D.A. Wheatley and wife, as of record in Book 1323, page 73, said Register's Office.

This conveyance is made subject to easements applicable to said property and taxes for the year 1964 which have been pro-rated and assumed by the purchasers.

unimproved ( ) This is improved (X) property, known as Cato Road, Route 3, Nashville, Tennessee 37218 (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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.

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 25th day of September, 1964

Leland C. Claxton

Bonnie C. Claxton

STATE TAX $ 24.75
PROBATE .50
TOTAL $ 25.25

STATE OF TENNESSEE, DAVIDSON COUNTY } SEP 28 1964

R. E. WORRALL, COURT CLERK, DAVIDSON COUNTY, TENN. PAID SEP 28 1964

Personally appeared before me, a Notary Public in and for said County and State, the within named Leland C. Claxton and wife, Bonnie C. Claxton, 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 25th day of September, 1964

Commission expires ---------- Notary Public ----------

TENNESSEE TITLE COMPANY

PUT COUNTY COURT CLERK'S STAMP HERE:

PUT REVENUE STAMPS HERE:

52172

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Sep 28 2 48 PM
110
RECORDING FEE 2.00
DEP. REC. 2

REGISTER'S STAMPS BELOW

EDITH S. SHADOWENS

To

FRED C. SHADOWENS AND WIFE,

From

LELAND C. CLAXTON AND WIFE,

BONNIE C. CLAXTON

16,500.00

Warranty Deed

Published by TENNESSEE TITLE CO. NASHVILLE, TENNESSEE Zone Office

TITLE INSURERS CORPORATION

CASE MAIL TO - Mr. Fred C. Shadowens, 1633 Northview Ave., Nashville