SEND TAX BILL TO:
First Federal S&L
214 N. Cumberland
Lebanon, TN 37087

PARCEL NO. 12
MAP NO. 95-12 pw
GROUP NO. _____

THIS INSTRUMENT PREPARED BY:
JAMES H. KINNARD
Attorney at Law
105-1/2 South Cumberland
Lebanon, Tennessee 37087

WARRANTY DEED

BOOK 4953 PAGE 146

FOR AND IN CONSIDERATION of the sum of Twenty-Three Thousand Seven Hundred Dollars ($23,700.00), cash in hand paid, the receipt of which is hereby acknowledged, we, LESTER H. SANDERS and wife, DOROTHY SANDERS, have this day bargained, sold, transferred and conveyed unto JIMMIE LOU CLAXTON, her heirs and assigns, the following described property, located in the 3rd Civil District of Davidson County, Tennessee, to-wit:

Being Lot No. 88 on the Plan of Woodberry Park as of record in Book 2133, Pages 117, 118 and 119 for the Register's Office for Davidson County, Tennessee.

Said Lot fronts 94.3 feet on the easterly side of Hibbitts Road and runs back between lines 162.6 feet on the northerly line and 142.3 feet on the southerly line to a dead line in the rear on which it measures 65 feet.

DEED REFERENCE:
Being the same property conveyed unto the Grantors herein by deed from E. W. Braly, et ux, of record in Deed Book 3675, Page 377, Register's Office for Davidson County, Tennessee.

This is an improved tract of land.

TO HAVE AND TO HOLD said property, with all the privileges and appurtenances thereunto belonging to the said JIMMIE LOU CLAXTON, her heirs and assigns, in fee simple forever.

WE COVENANT that we are lawfully seized and possessed of the within conveyed property; that we have a good and lawful right to sell, transfer and convey same; that same is free, clear and unencumbered; and that we will forever WARRANT AND DEFEND the title thereto against the lawful claims of all persons whomsoever; EXCEPTING HOWEVER, taxes for the year 1976, and thereafter, all of which the Grantees herein assume and agree to pay. Taxes for the year 1975 shall be prorated as of date of deed, and settled in cash between the parties, with Grantees assuming payment thereof.

Buyer: Jimmie Lou Claxton
2903 Mc Gavock Pike
Nash-Inn

BOOK 4953 PAGE 147

This conveyance is subject to restrictions filed for record in Book 2297, Page 194, Register's Office for Davidson County, Tennessee.

POSSESSION shall be given with delivery of deed.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 19th day of September, 1975.

Lester H. Sanders
LESTER H. SANDERS

Dorothy Sanders
DOROTHY SANDERS

D16538

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IDENTIF. REFERENCE

SEP 22 11 34 AM '75
REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON, SS:

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, the within named bargainors, LESTER H. SANDERS and wife, DOROTHY SANDERS, with whom I am personally acquainted and whom acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Lebanon, Wilson County, Tennessee, this the 19th day of September, 1975.

Charles E. Hood
Notary Public

My commission expires:
10-22-77

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $23,700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

x Jimmie Lou Clayton
Affiant

Subscribed and sworn to before me this the 19 day of Sept., 19 75

Charles E. Hood

commission expires 10-22-77

SEP 22 75 CONV 23,700.00
SEP 22 75 S'TAX A* 61.62
SEP 22 75 PR'FEE A* .50
SEP 22 75 W'DEED A* 4.00 * 66.12