This Form furnished by Attorneys Title Company, Inc.

Mail To

Form No. WD-2

FROM

JAMES W. CONDRA ET UX,

HELEN CONDRA

TO

FRANK CLAXTON

For draftsman's use

BOOK 4957 PAGE 691

PREPARED BY:

John G. Doak, Atty.
2525 Lebanon Rd.
Nashville, Tenn. 37214

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANK CLAXTON (NAME)	FIRST FED. S. & L. ASSOC. (NAME)	Map 84-14
216 Delrose (STREET ADDRESS OR ROUTE NUMBER)	236 4th Ave. N. (STREET ADDRESS)	Pcl. 206
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

OCT 1 2 57 PM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 24,068.42 X [signature]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 19 75

[signature]
Notary Public

MY COMMISSION EXPIRES: 5-20-79

(AFFIX SEAL)

DAVIDSON CO. TN.

D18135

For and in Consideration of the sum of Ten ($10.00)

DOLLARS

and other good and valuable considerations including grantees agreement to assume and to pay the balance of the mortgage indebtedness on the premises of record in Book 3843, page 793, Register's Office for Davidson County, Tennessee in the original principal amount of $13,050.00; and, grantees agree to assume and to pay the balance of the mortage indebtedness of record in Book 4798, page 437, said Register's Office in the original principal amount of $12,493.80.

We, James W. Condra and wife, Helen Condra have bargained and sold, and by these presents do transfer and convey unto the said

Frank Claxton

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

LAND in Davidson County, Tennessee, being Lot No. 62, on the Plan of Donelson Meadows, as of record in Book 1835, page 35, Register's Office for said County.

BEGINNING at a point in the westerly margin of Dellrose Drive, the common corner of Lots 61 and 62; thence with the line between said lots, westerly 170.9 feet to a point in the easterly line of Lot 50; thence with the line of Lot 50; northerly 79 feet to the common corner of Lots 62 and 63; thence with the line between said lots easterly 171.6 feet to a point in the westerly margin of Dellrose; thence with the margin of said Drive, southerly 79 feet to the point of beginning.

BEING the same property conveyed to James W. Condra and wife, Helen Condra, by deed from Clarence Robert Cortner, unmarried, of record in Book 3853, page 425, Register's Office for Davidson County, Tennessee.

GRANTORS further transfer and convey unto grantee the funds held in escrow by 1st Fed. S. & L. Assoc. and do hereby authorize 1st Fed. S. & L. Assoc. to transfer the existing insurance on the premises, to grantee.

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This is { unimproved ( ) / improved (XX) } property, known as 216 Dellrose Dr. Nashville, Tenn.
(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 grantee heirs and assigns, forever.

And we do covenant with the said grantee ; 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 heirs and representatives, to warrant and forever defend the title to the said land to the said grantee heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand this 29th day of September, 19 75

x James W. Condra
JAMES W. CONDRA

x Helen Condra
HELEN CONDRA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Condra et ux, Helen Condra

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 29th day of Sept., 19 75

Helen L. Jenkins, Notary Public.

Commission expires 5-20-79

HELEN L. JENKINS * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

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 .....

10-1-75 C.O. 24,068.42
1st 62.66
R Fee 20
Cert. Deed 4.00 67.16