BOOK 4960 PAGE 309 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,750.00

Wallace Wm Neblett III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October, 19 75

Notary Public

MY COMMISSION EXPIRES: May 2, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR., ATTORNEY 3300 Hillsboro Road, Nashville, Tennessee 37215
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Wallace Neblett, III, et ux (NAME) | Home Federal Savings & Loan Ass'n. (NAME) | Map 156-2 |
| 616 Harpeth Knoll Road (STREET ADDRESS OR ROUTE NUMBER) | 230 Fourth Avenue, North (STREET ADDRESS) | Par 27 |
| Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee - 37219 (CITY) (STATE) (ZIP) | 9D-60054 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROBERT H. CLAXTON and wife, MARY G. CLAXTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WALLACE W. NEBLETT III and wife, MARGARET S. NEBLETT

HEREINAFTER CALLED THE 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 Davidson County, Tennessee, being Lot No. 395 on the Plan of Harpeth Valley Park, Section III, as of record in Book 4175, page 15, Register's Office for said County.

SAID Lot No. 395 fronts 75.0 feet along the southeasterly margin of Harpeth Knoll Road and extends back 225.0 feet on the northeasterly line and 225.0 feet on the southwesterly line to a dead line in the rear on which it measures 120.0 feet.

BEING all of the same property conveyed to Robert H. Claxton and wife, Mary G. Claxton, by deed from James W. Hatmaker and wife, Eloise Q. Hatmaker, of record in Book 4845, page 625, Register's Office for Davidson County, Tennessee.

SUBJECT to 1975 taxes, which Grantees assume and have been prorated this date.

SUBJECT to restrictive covenants of record in Vook 4237, page 179, incorporating restrictive covenants of record in Book 3857, page 858, and limitations contained on the plan of record in Book 4175, page 15, all in the Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Home Federal Savings and Loan Association, of record in Book 4705, page 700, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantees.

unimproved ( ) This is improved (X) property, known as 616 Harpeth Knoll Road, Nashville, Tennessee - 37221
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 7th day of October, 19 75

Robert H. Claxton
Robert H. Claxton

Mary G. Claxton
Mary G. Claxton

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert H. Claxton and wife, Mary G. Claxton

the 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 October 19 75

Commission expires 5-29-77

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19:__.

My commission expires _____

Notary Public

G# 194384

WARRANTY DEED

FROM

ROBERT H. CLAXTON, ET UX

TO

WALLACE W. NEBLETT, III /ET UX

D 19411

IDENTIF. REFERENCE

OCT 9 2 58 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| OCT-9[illegible] | CONV | 49,750.00 | | | |
| OCT-9[illegible] | S'TAX | | A* | 129.22 | |
| OCT-9[illegible] | P&T FEE | | A* | .50 | |
| OCT-9[illegible] | W'DEED | | A* | 4.00 | * 133.72 |

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.