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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM
J. B. Nicholson, et als

TO
Hugh D. Claughton, et ux

For draftsman's use

This instrument prepared by
Richard R. Hedgepath, Attorney
802-51st Ave. N.
Nashville, TN 37209

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hugh D. Claughton (NAME)	Same (NAME)	94
6529 Jocelyn Hollow Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	13-19
Nashville, TN (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Part

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

JUN 16 1 48 PM '76

FELIX A. DELAP, JR. REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 20,000 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May, 19 76.

Notary Public

MY COMMISSION EXPIRES: March 24, 1979

(AFFIX SEAL)

D54029

For and in Consideration of the sum of Twenty Thousand ($20,000.00)---------- **DOLLARS**

cash in hand paid, the receipt of which is hereby acknowledged, we, J. B. Nicholson, Norma N. DePriest, Vallie N. Monaghan, Mary Lou Russell and Irene N. Sumner, being all the heirs at law of Elizabeth Nicholson Lebkuecher, deceased

JUN 16 76	CONV	20,000.00			
JUN 16 76 S'TAX			B*	52.00	
JUN 16 76 PR'FEE			B*	.50	
JUN 16 76	W'DEED		B*	8.00	* 60.50

have bargained and sold, and by these presents do transfer and convey unto the said Hugh D. Claughton and wife, Ann Claughton heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT NO. 1: A certain tract or parcel of land in Davidson County, Tennessee, described according to the survey of Z. J. Wilkinson, Surveyor, of January 26, 1944, as follows, to wit: Beginning at a point in the center of the Pumping Station Road, which said point is 391 feet, more or less, west of the west line of the property conveyed to Blanche Lebkuecher by Leo Lebkuecher, Trustee, Book 609, page 366, Register's Office for Davidson County, Tenn.; thence with the center of Pumping Station Road South 81° 30' West 170 feet to a point; thence southerly 7° 134 feet to a point; thence South 78° 30' westerly 75 feet to a point; thence North 7° West 127 feet to a point in the center of said Pumping Station Road; thence with the center of said Road South 75° West 146 feet to a point on the

west line of said Blanche Lebkuecher property; thence with said westerly line of said property S. 9° 30' W. 458 feet to a stake in the old stone wall; thence N. 77° 45' E. 556 feet to a post; thence N. 13° W. 419 feet to the center of the Pumping Station Road, which is the point of beginning, containing 4.4 acres, more or less. Being the same property conveyed to Leo Joseph Lebkuecher and wife, Elizabeth Nicholson Lebkuecher, subject to a life estate reserved in Blanche L. Hicks, by deed from Blanche L. Hicks, of record in Book 1285, page 178, R.O.D.C., Tenn., ~~the said Blanche L. Hicks having since died~~, and the said Leo Joseph Lebkuecher and wife, Elizabeth Nicholson Lebkuecher having since died, and the said Leo Joseph Lebkuecher having predeceased his wife, Elizabeth Hicholson Lebkuecher.

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TRACT II: Trace of land conveyed herein located in Davidson County, Tenn., and described as follows, to wit: Being the westerly 25 feet of the following described land. A tract of land in the 3rd. formerly the 15th Civil District of said County, and being part of Lot No. 3 on the map of Lewis Jones' lands, described according to a survey by Z.J.Wilkinson, Surveyor, January 22, 1944, as follows: Beginning at a point in the center of Pumping Station Road at the southwest corner of the property conveyed to B.F.Kirby by deed of record in Book 1416, page 564, Register's Office for said County; thence along Kirby's westerly line, northerly 370 feet, more or less, to the low-water mark of the Cumberland River, thence with the line of same, down said river, southwesterly 450 feet, more or less, to the northeast corner of the property conveyed to H.A.Mitchener, Trustee, by deed recorded in Book 627, page 551, said Register's Office; thence along Mitchener's east line S. 8° 30' E. 160 feet, more or less, to the center line of Pumping Station Road, thence with the center line of same, easterly 440 feet, more or less, to the point of beginning. The said 25 ft. fronting on River Hills Dr. and running back to the low-water mark of the Cumberland River.

Being the same property conveyed to Leo J. Lebkuecher and wife, Elizabeth N. Lebkuecher, by deed from Ruth Eloise Lebkuecher and husband, Ralph Lebkuecher of record in Book 2135, page 467, Register's Office for Davidson County, Tennessee, the said Leo J. Lebkuecher and wife, Elizabeth N. Lebkuecher having since died, and the said Leo J. Lebkuecher having predeceased his wife, Elizabeth N. Lebkuecher.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

This is unimproved (X) improved ( ) property, known as _____ (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 Hugh D. Claughton and wife, Ann Claughton their heirs and assigns, forever.

And we do covenant with the said Hugh D. Claughton and wife Ann Claughton 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 grantors do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Hugh D. Claughton & wife, Ann Claughton, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 14th day of May, 19 76, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

J B Nicholson
Mary Lee N Russell
Norma N. DePriest
Irene N. Sumner
Vallie N Monaghan

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. B. Nicholson, Norma N. DePriest, Mary Lou Russell and Irene N. Sumner

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 17 day of May, 1976

Notary Public

Commission Expires 1/23/80

STATE OF Florida
County of Orange

I hereby certify that on this day an officer duly authorized to administer oaths and take acknowledgments, Vallie N. Monaghan, to me well known to be the person described in and who executed the foregoing and acknowledged before me that she executed the same freely and voluntarily for uses and purposes therein expressed.

Personally appeared before me, Vallie N. Monaghan, a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that Vallie N. Monaghan executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Florida, this 18th day of May, 1976

Notary Public, State of Florida at Large
My Commission Expires Feb. 5, 1979
Bonded by American Fire & Casualty Co.

Jeanette Courtney, Notary Public

Commission Expires

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 .

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

Florida

STATE OF ~~TENNESSEE~~
~~Davidson~~ County.
Orange

Personally appeared before me, Mary R. Jordan, a Notary Public in and for said County and State, the within named VALLIE N. MONAGHAN

the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Orlando, ~~Tennessee~~ Florida, this 10 day of December, 1976

Mary R. Jordan Notary Public

Commission Expires Notary Public, State of Florida at Large My Commission Expires June 17, 1978 Bonded by American Fire & Casualty Co.

~~STATE OF~~
~~County of~~

~~Personally appeared before me, , a Notary Public in and for said County and State, the within named~~

~~the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.~~

~~Witness my hand and official seal at , this day of , 19~~

~~, Notary Public~~

~~Commission Expires~~

~~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~~