BOOK 5063 PAGE 220

Mail

This instrument prepared by
WALLER LANSDEN DORTCH & DAVIS,
Attorneys
1200 American Trust Building
Nashville, Tennessee 37201

D65424

IDENTIF. REFERENCE

AUG 30 9 46 AM '76

REGISTER
DAVIDSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $75,000.

Dick L. Lansden
Affiant

Subscribed and sworn to before me, this the 30th day of August, 1976.

W. Williams
Notary Public

~~My commission expires~~:
(~~Affix Seal~~)

Dep. Reg

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Mr. and Mrs. Dick L. Lansden 11 Redbud Nashville, Tennessee 37215	Same	131-1 131 PW

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seventy-five Thousand Dollars ($75,000) cash in hand paid, the receipt of which is hereby acknowledged, CREASON CLAYTON and wife, GANIA ROSE CLAYTON (Grantors), have this day bargained and sold and by these presents do transfer and convey unto DICK L. LANSDEN and wife, MARTHA S. LANSDEN (Grantees), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Redbud, a Planned Residential Development of record in Book 4675, page 137, Register's Office for Davidson County, and as amended in Book 4910, page 872, Book 4937, page 346, Book 4953, page 846, and Book 5003, page 925, said Register's Office, together with the appurtenant interest in the common and limited common areas as shown on said Plan, to which reference is hereby made.

Beginning at a concrete monument in the most southwesterly corner of Redbud, also being the most southwesterly corner of said Lot No. 11, and the north line of Irene Figilis' lot; thence, N 01° 50' 05" E, 87.97 feet to the common line of said lot and Redbud Drive; thence along said drive, S 88° 00' 00" E, 84.25 feet; thence along a curve to the left of radius 52.94 feet for a distance of 28.27 feet to the common line of Lot No. 10 and No. 11; thence, S 02° 40' 00" E, 68.10 feet to a point in the center of the rear wall of Lot

No. 11, said point being 1.23 feet from the center of a 1 foot x 1.33 feet column; thence along the center of said wall, S 63° 25' 48" W, 34.11 feet to the center of a 1 foot x 1.33 feet column; thence, along center of said wall (and passing through another 1 foot x 1.33 feet column and 1.79 feet beyond said column), S 00° 49' 44" E, 10.75 feet to a point in the rear of said lot and also being the north dead end right-of-way line of Lindawood Drive; thence, along said line, N 88° 16' 16" W, 19.79 feet to a concrete monument marking the west dead end right-of-way line of Lindawood Drive and the most northeasterly corner of Irene Figilis' lot; thence, N 88° 16' 16" W, 67.26 feet to the point of beginning, being all of Lot No. 11 as shown on Redbud Plat, of Record in Book 4675, Page 137 R.O.D.C. Tennessee.

Being part of the same property conveyed to Creason Clayton and wife, Gania Rose Clayton by deed from Raymond F. Poggenburg and wife, Suzanne Poggenburg of record in Book 4830, page 746, Register's Office for Davidson County, Tennessee; by deed from Lawrence K. Norman and wife, Emily K. Norman of record in Book 4799, page 377, Register's Office for Davidson County; and by deed from Lee L. Jessup of record in Book 4827, page 762, Register's Office for Davidson County.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs and assigns, forever.

And Grantors further covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except for 1976 taxes, which have been prorated and assumed by Grantees, and except for easement for water, gas, electricity and sewer.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 26th day of August, 1976.

CREASON CLAYTON

GANIA ROSE CLAYTON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Donna Ballard, a Notary Public in and for said County and State, Creason Clayton and wife, Gania Rose Clayton, the witnin named 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, Davidson County, Tennessee, this 26 day of August, 1976.

Donna Ballard
Notary Public

My commission expires:
11/26/78

AUG 30 76	CONV	75,000.00			
AUG 30 76	S'TAX		B*	195.00	
AUG 30 76	PR'FEE		B*	.50	
AUG 30 76	W'DEED		B*	6.00	* 201.50