FORM NO. WD-1

BOOK 5065 PAGE 573

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF Sept., 1976

Notary Public

MY COMMISSION EXPIRES: July 29, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Patrick J. Kennedy, Attorney at Law, 204 Public Square, North, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael B. Claxton (NAME)	Lomas & Nettleton Company (NAME)	Map 96-6
414 Cottonwood Drive (STREET ADDRESS OR ROUTE NUMBER)	Life & Casualty Tower (STREET ADDRESS)	Parcel 106
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	3D-58422

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, Forrest B. Tolbert and wife, Christine H. Tolbert

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael B. Claxton, a single person

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. 184 on the Plan of Cloverhill Subdivision, Section 4, as of record in Book 2133, Page 62, Register's Office for said County.

Said Lot No. 184 fronts 170 feet on the southerly side of Cottonwood Drive and extends back 215.6 feet on the westerly line and 208.2 feet on the southeasterly line, to a dead line in the rear, measuring 15 feet thereon.

Being the same property conveyed to Emett A. Watson and wife, Lorene S. Watson, by deed from Ewell Phillips Neil, Jr. and wife, Lila Johnson Neil, as of record in Book 4666, Page 714, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Forrest B. Tolbert and wife, Christine H. Tolbert, by deed from Emett A. Watson and wife, Lorene S. Watson, of record in book 4917, page 94, said Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a Deed of Trust executed by Emett A. Watson and wife, Lorene S. Watson, to Ernest W. Turnbull, Trustee, of record in book 4666, page 716, said Register's Office of Davidson County, Tennessee, to secure to The Lomas & Nettleton Company the payment of one note dated December 18, 1972, in the original principal amount of $19,000.00; restrictive covenants contained in instrument of record in book 2145, page 262; made applicable in book 2153, page 243; said Register's Office; The Plan of record in book 2133, page 62, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Cottonwood Drive, and a 10-foot easement for public utility purposes along the rear line of said lot.

This is unimproved ( ) improved (X) property, known as 414 Cottonwood Drive, Nashville, Tennessee 37214
(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 3rd day of Sept, 1976

Forrest B. Tolbert — Christine H. Tolbert

Forrest B. Tolbert — Christine H. Tolbert

STATE OF TENNESSEE
Davidson County

BOOK 5065 PAGE 574

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Forrest B. Tolbert & wife Christine H. Tolbert

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 31st day of September 1976

Commission expires July 29, 1979

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 (their several oaths) (his oath) (himself) (themselves) acknowledged 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

WARRANTY DEED

FROM Forrest B. Tolbert and wife,

TO Christine H. Tolbert

Michael B. Claxton, a single

Please mail:
Tolbert Realty Co., Inc.
201 January Dr.
Nashville, Tenn. 37214

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Peterson

SEP-7 CONV 26,500.00

SEP-7 S'TAX B* 68.90

SEP-7 PR'FEE B* .50

SEP-7 W'DEED B* 4.00 * 73.40

D 66539

IDENTIFICATION REFERENCE

SEP 7 9 28 AM '76

REGISTER
DAVIDSON COUNTY, TENN.