FORM NO. WD-1

BOOK 5065 PAGE 754

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,246.71

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September, 19 76

Notary Public

MY COMMISSION EXPIRES: May 1, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William B. Bruce, atty., 2108 Parkway Towers, Nashville, Tenn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmie Lou Claxton (NAME)	Marsh Mortgage Company (NAME)	
2102 Brookview Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 4329 (STREET ADDRESS)	96 6-105
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Charlotte, North Carolina 28204 (CITY) (STATE) (ZIP)	3D 58424

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, Lee Sergent and wife, Nell M. Sergent

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmie Lou Claxton

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. 185 on the Plan of Cloverhill Section No. 4, as of record in Book 2133, page 62, Register's Office for said County.

SAID Lot No. 185 fronts 98 feet on the south side of Cottonwood Drive and runs back 180 feet on the west line and 215.6 feet on the east line to a dead line in the rear on which it measures 102 feet thereon.

BEING the same property conveyed to Lee Sergent and wife, Nell M. Sergent by deed from F. A. Harwell of record in Book 4840, page 778, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 412 Cottonwood Drive, Nashville, Tennessee.
(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 September, 19 76

Lee Sergent

Nell M. Sergent

BOOK 5065 PAGE 755

STATE OF TENNESSEE
Davidson County

Personally appeared before me, William Bruce, a Notary Public in and for said County and State, the within named Lee Sergent and wife, Nell M. Sergent

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 September 1976

Commission expires May 1, 1979

William Bruce
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

WARRANTY DEED

FROM

LEE SERGENT and wife,

TO

NELL M. SERGENT

JIMMIE LOU CLAXTON

D 66628

IDENTIFICATION REFERENCE

SEP 7 12 18 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP-76	CONV	24,246.71			
SEP-76	S'TAX		B*	62.92	
SEP-76	PR'FEE		B*	.50	
SEP-76	W'DEED		B*	4.00	* 67.42