BOOK 5198 PAGE 312

WARRANTY DEED

This instrument prepared by:
Larry H. Snedeker, Attorney
1714 Parkway Towers
Nashville, TN 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
U-Haul Co. of Nashville (NAME:)	Same (NAME:)	133-15
3904 Nolensville Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 23, 74 & 122
Nashville, TN 37211 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Two Hundred Ten Thousand and no/100 ($210,000.00) *DOLLARS* cash in hand paid by U-Haul Co. of Nashville, the receipt of which is hereby acknowledged,

Johnny Clouse, Becky M. Clouse, Cora G. Clouse *have bargained and sold, and by these presents do transfer and convey unto the said* U-Haul Co. of Nashville its successors ~~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 reserved parcel A and part of Lot 62 on the Plan of Paragon Hills Subdivision, as of record in Book 3300, page 100, R.O.D.C. as shown on a survey dated April 4, 1977 and prepared by Larry D. McClanahan & Associates and described as follows:

Beginning at an iron pin in the intersection of the north easterly right-of-way of Nolensville Road (U.S. 41A) and the north westerly right-of-way of Elysian Fields Road, thence with the Nolensville Road right-of-way N45° 43'40"W, 163.9 feet to an iron pin; thence N43° 48' 30"E, 259.93 feet to an iron spike in the center of a 30 foot drive-way easement; thence with the driveway easement S45° 48'E, 84.44 feet to a spike in the drive center line; thence with the centerline along a curve to the right, having a radius of 291.56 feet, a distance of 109.46 feet to a spike in the right-of-way of Elysian Fields Road; thence with the road right-of-way along a curve having a radius of 385.00 feet and length of 225.51 feet a distance of 92.74 feet to an iron pin; thence with the right-of-way curve 50.1 feet to a point; thence with the right-of-way S43° 48' 30"W, 100 feet to the point of beginning.

Part of said parcel being the same property conveyed to Johnny Clouse by deed from Exxon Corporation, a New Jersey Corporation, of record in Book 5191, page 888, R.O.D.C.; part of said parcel being the same property conveyed to Johnny T. Clouse by deed from Joe D. Williams and wife, Charlotte Williams, of record in Book 4779, page 78, R.O.D.C., and being the same property conveyed to Johnny T. Clouse and wife, Cora G. Clouse by deed from James C. Dale, III, of record in Book 4782, page 46, R.O.D.C.; (continued on next page)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 210,000.00

Subscribed and sworn to before me, this the 16th day of Sept. 1977

Johnny Clouse
Affiant

My commission expires: 4/21/80 (Affix Seal)

Mary Ensley
Notary Public

the said Johnny T. Clouse and Cora G. Clouse having since divorced, the final decree being of record in Minute Book 109B, page 1038, Third Circuit Court for Davidson County, Tennessee.

This conveyance is made subject to an easement for sanitary and/or storm drainage of record in Book 3857, page 565, R.O.D.C.; easement for sanitary sewer, of record in Book 3313, page 158, R.O.D.C.; anchor easement and conditions of owner's certificate as shown on Plan of record in Book 3300, page 100, R.O.D.C.; easement for drive and accessory easement along the north easterly boundary; easement for highway purposes together with a slope easement of record in Book 4032, page 597, R.O.D.C.; taxes for 1977, a lien, but not yet due and payable.

Becky M. Clouse joins in this conveyance as the wife of Johnny Clouse; Cora G. Clouse joins in this conveyance as the former wife of Johnny Clouse.

unimproved ( )
This is improved (X) property, known as 3904 Nolensville Rd. (House Number) (Street) Nashville, TN 37211 P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said grantee, U-Haul Co. of Nashville its successors *heirs and assigns, forever.*

And we *do covenant with the said* grantee, U-Haul Co. of Nashville *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.,* except as noted above.

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* grantee its successors *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 16th *day of* September, *19* 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Johnny Clouse

Johnny Clouse

Becky M. Clouse

Becky M. Clouse

Cora G. Clouse

Cora G. Clouse

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Larry Snedeker, a Notary Public in and for said County and State, the within named Cora G. Clouse

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 Nashville, Tennessee, this 16 day of September, 19 77.

Larry Snedeker, Notary Public.

Commission Expires 7/22/81.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Larry Snedeker, a Notary Public in and for said County and State, the within named Johnny Clouse and wife, Becky M. Clouse

the bargainor, 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, this 16 day of September, 19 77.

Larry Snedeker, Notary Public.

Commission Expires 7/22/81.

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.....

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222290

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-1631
NASHVILLE, TENNESSEE 37208

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IDENTIF. REFERENCE

SEP 19 3 17 PM '77

DAVIDSON COUNTY, TENN.

SEP 19 77	CONV	90,000.00	B* 546.00
SEP 19 77	CONV	90,000.00	B* .50
SEP 19 77	STAX	30,000.00	B* 8.00
SEP 19 77	PRFEE		* 554.50
SEP 19 77	W'DEED		

U-HAUL CO. OF NASHVILLE

TO

JOHNNY CLOUSE, et al

FROM

WARRANTY DEED

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER 222290
NASHVILLE