This instrument was prepared
by: James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5293 PAGE 143

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lonzie C. Claxton etux	First Federal S+L	Map 96-14
(NAME)	(NAME) 236 W End Ave N	Parcel 16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville Tn 37219	
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100----------
----------($10.00)----------*Dollars,*

cash in hand paid by Lonzie C. Claxton and wife, Evelyn A. Claxton and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, David H. Oliver, Jr. and wife, Linda M. Oliver

have this day bargained and sold, and do hereby transfer and convey unto the said Lonzie C. Claxton and wife, Evelyn A. Claxton, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 413 on the Map of Cloverhill, Section VII, of record in Book 2133, page 92, Register's Office for said County.

Said Lot No. 413 fronts 65.5 feet on the northerly side of Bealwood Drive and runs back between line 238.3 feet on the westerly side and 280 feet on the easterly side to a dead line in the rear, measuring 80.2 feet thereon.

The above described property was conveyed to David H. Oliver, Jr. and wife, Linda M. Oliver, by deed from Thomas C. Thompson and wife, Ruth G. Thompson, of record in Book 4635, page 122, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a 10-foot easement for public utilities, 60-foot building setback line from Bealwood Drive and a 10-foot turnaround easement along front line of premises, and conditions of Owner's Certificate of record in Book 2133, page 92, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me, this the 25 day of May, 1978

Affiant

My commission expires: 5/2/79 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 2940 Lakeland Drive (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Lonzie C. Claxton and wife, Evelyn A. Claxton, their *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except for 1978 taxes which are prorated and assumed by the purchasers

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Lonzie C. Claxton and wife, Evelyn A. Claxton, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand (s) this 25th day of May, 1978 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

David H. Oliver Jr.

Linda M. Oliver

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, W. C. Caldwell *, a Notary Public in and for said County and State,* David H. Oliver, Jr. and wife, Linda M. Oliver

the within named 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 25 *day of* May *, 19* 78

W. C. Caldwell *Notary Public*

Commission expires 5/2/79

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.....

WARRANTY DEED

FROM

TO

RETURN TO:

William C. Caldwell
4205 Hillsboro Rd. Suite 104
Nashville, TN 37215
Off: 383-0500 Res: 383-2014

JUN-2 78	CONV	30,000.00			
JUN-2 78	S'TAX		B*	78.00	
JUN-2 78	PR'FEE		B*	.50	
JUN-2 78	W'DEED		B*	4.00	* 82.50

E 6 8 7 0 2

IDENTIF. REFERENCE

JUN 2 9 33 AM '78

FELIX Z. WILSON IT REGISTER
DAVIDSON CO., TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238