BOOK 5307 PAGE 143

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

36,500.00

James G. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 1978.

Notary Public

MY COMMISSION EXPIRES: 6-24-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James G. Williams (NAME)	Exchange Bond & Mortgage Corporation (NAME)	3DZ-42332
216 Dellrose Drive (STREET ADDRESS OR ROUTE NUMBER)	1635 Savoy Drive, NE (STREET ADDRESS)	84-14
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30341 (CITY) (STATE) (ZIP)	206

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, Frank Claxton and wife, Jimmie Lou Claxton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James G. Williams et ux Janet I. Williams

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:

BEING Lot No. 62 on the Plan of Donelson Meadows, of record in Plat Book 1835, Page 35, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Frank Claxton by deed from James W. Condra and wife, Helen Condra of record in Book 4957, Page 691, said Register's Office. Jimmie Lou Claxton herein joins to convey any and all rights and interest she may have; especially her marital rights.
This conveyance is subject to a public utility easement and building lines of record in Plat Book 1835, Page 35, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved (XX) property, known as 216 Dellrose Drive Nashville, TN 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 my hand this 29TH day of JUNE, 19 78

Frank Claxton

Jimmie Lou Claxton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank Claxton and wife, Jimmie Lou Claxton

the 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, Tennessee, this 29TH day of JUNE, 1978

Commission expires 6-24-80

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

E 74861

WARRANTY DEED

FROM Frank Claxton

TO James G. Williams

IDENTIF. REFERENCE

JUL 5 10 39 AM '78

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

title escrow, inc.
210 fortune building 1
311 plus park boulevard
nashville, tennessee 37217
Give Box #12

JUL-5-78	CONV	36,500.00			
JUL-5-78	S'TAX		B*	94.90	
JUL-5-78	PR'FEE		B*	.50	
JUL-5-78	W'DEED		B*	4.00	* 99.40