Form No. WD-1

BOOK 5313 PAGE 741

FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

STATE OF TENNESSEE
COUNTY OF DAVIDSON Davidson

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

28,500.00

Clarence Raymond Sawyer, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JULY, 1976

Notary Public

MY COMMISSION EXPIRES: June 18, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME Mail ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence Raymond Sawyer, Jr. (NAME)	Lobson & Johnson (NAME)	44-11
307 Hadley Avenue (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place 16th Floor (STREET ADDRESS)	48
Old Hickory, Tennessee 37138 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	4D-42095

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, Virgil Layne Parks, Jr. and wife Rebecca J. Parks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clarence Raymond Sawyer, Jr. and wife Virginia Ann Sawyer

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 the 4th Civil District of Davidson County, Tennessee, being part of Lot No. 90, Section A, Village of Old Hickory, as shown on plan recorded July 16, 1946, in Book 1424, page 66, and on plat showing revision of easements recorded October 26, 1949, in Book 1762, page 556-558, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning with an iron pin on the northwest corner of Lot No. 90, and running thence the following courses and distance: (1) South 89 degrees 10 minutes East 265.0 feet to an iron pin; thence (2) South 0 degrees 47 minutes West 64.5 feet to an iron pin; thence (3) North 88 degrees 23 minutes West 266.2 feet to an iron pin; thence (4) North 1 degree 29 minutes East 51.6 feet to an iron pin and the point of beginning; containing 0.36 acres, more or less.

Being the same property conveyed to Wayne Parks and wife, Rebecca Parks, by deed from Johnnie C. Allen and wife, Linda C. Allen, of record in Book 5096, page 566, Register's Office for Davidson County, Tennessee.

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

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

This is improved ( ) unimproved ( ) property, known as 307 Hadley Avenue (House Number) (Street) Old Hickory, Tennessee 37138 (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 this 6th day of July, 1976

Virgil Wayne Parks, Jr.

Rebecca J. Parks

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virgil Layne Parks, Jr. and wife Rebecca J. Parks

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, Tennessee, this 6th day of July 19 78

Commission expires Jan. 11, 1982

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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
Virgil Layne Parks, Jr.

TO
Clarence Raymond Sawyer, Jr.

E 7 7 8 8 6

IDENTIF. REFERENCE

Jul 20 9 30 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.
Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217

JUL 20 78	CONV	28,500.00			
JUL 20 78	S'TAX		B*	74.10	
JUL 20 78	PR'FEE		B*	.50	
JUL 20 78	W'DEED		B*	4.00	* 78.60