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540

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,506

JoAnn Tavalin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August, 1978

Notary Public

MY COMMISSION EXPIRES: 7/25/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Snodgrass & Kresge, 10th Floor, Third National Bank Bldg., Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JoAnn Tavalin (NAME)	Commerce Union Bank (NAME)	Map 150
Shakertown Road & Timbertrail Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O.Box 2546 Atten: Martha Bradley (STREET ADDRESS)	Par. 46
Antioch, Tn. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP)	

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, Frederick W. Clayton, and wife, Helen Janice Clayton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joann Tavalin

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 2nd Civil District of Davidson County, Tennessee, being Lot No. 28 on the plan of Section Two, The Country, of record in Book 5050, page 40, Register's Office for said County.

Said Lot No. 28, which is a corner lot, fronts 76.0 feet on the easterly margin of Timber Trail and fronts 100.0 feet on the northerly margin of Shakertown Road, said frontages being joined by a curve having a length of 39.27 feet, and extends back 122.94 feet on the northerly line and 93.56 feet on the easterly line to a point of intersection.

Being part of the property conveyed to Frederick W. Clayton and wife, Helen Janice Clayton, by deed from Randall Phillips Builders, Inc. of record in Book 5176, Page 852, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all existing easements of record and 1978 real property taxes which have been prorated and assumed by the Grantee.

This conveyance is subject to Deed of Trust of record in Book 5176, Page 854, Register's Office of Davidson County, Tennessee which has been assumed by Grantee.

unimproved ( )
This is improved (X) property, known as 3301 Timber Trail Road, Antioch, Tn. 37013
(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 hands this 25th day of July, 1978

Frederick W. Clayton
FREDERICK W. CLAYTON

Helen Janice Clayton
HELEN JANICE CLAYTON

~~STATE OF TENNESSEE~~
~~Davidson County~~ } STATE OF MARYLAND
COUNTY OF MONTGOMERY

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Personally appeared before me, PEGGY M. BYRNES, a Notary Public in and for said County and State, the within named Frederick W. Clayton and wife, Helen Janice Clayton

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 Rockville, ~~Tennessee~~ Maryland, this 25th day of July, 1978.

Commission expires July 1, 1982

Peggy M. Byrnes
Notary Public

PEGGY M. BYRNES NOTARY PUBLIC MONTGOMERY CO.

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

Frederick W. Clayton and wife, Helen Janice Clayton

TO

Joanne Tavalin

E 8 0 3 6 7

IDENTIF. REFERENCE

AUG 2 11 51 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG-2 78	CONV	54,506.00			
AUG-2 78	S'TAX		B*	141.70	
AUG-2 78	PR'FEE		B*	.50	
AUG-2 78	W'DEED		B*	4.00	* 146.20