Tax Map 34-13, Parcel 54
Send Tax Notice to:
Clark Buford
Box 371
Celina, TN 38551

Mail

This Instrument Prepared By:
T. C. Crawford
Attorney at Law
Celina, TN 38551

BOOK 5590 PAGE 662

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable considerations, the receipt and adequacy of which is hereby acknowledged, I, LAVELLE BUFORD DONALDSON, hereinafter called Grantor, have this day bargained and sold and do by these presents sell, transfer and convey unto CLARK BUFORD and wife, VIOLA BUFORD, hereinafter called Grantees, their heirs and assigns, my one-half (1/2) undivided interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 11th Civil District of Davidson County, Tennessee, being the Southwesterly part of Lot No. 22 on the map showing the subdivision of the Edgemeade Farm, as of record in Book 547, pages 89 and 90, Register's Office for said County, and partly described according to a copy of a survey made by S. H. Gee, dated March 10, 1959, as follows: BEGINNING at a concrete monument located at the intersection of the Easterly margin of Gallatin Road, as widened, (U. S. Highway 31-E) and the Northerly margin of Edgemeade Boulevard, and thence with said margin of Gallatin Road, as widened, North 18° 05.5' East 200.0 feet to an iron pin; thence leaving said margin, South 81° 13' East 228.6 feet, more or less, to a point, said point being 40 feet Westwardly from the Westerly boundary line of Lot No. 23 of said subdivision; thence Southwardly and parallel with the Westerly line of said Lot No. 23, 190 feet, more or less, to a point in the Northerly margin of said Edgemeade Boulevard; thence with said margin, North 84° 30' West 215 feet, more or less, to the beginning.

And being the same lands wherein a one-half (1/2) undivided interest was conveyed to Grantor herein by warranty deed from James Walter Smith and wife, Margaret Chaffin Smith, dated December 8, 1965, and recorded in Deed Book 3967, pages 144-147, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said one-half (1/2) undivided interest in said tract or parcel of land with the appurtenances, estate,

DATE 17.26- CHECK

3426

and title thereto belonging to the said Grantees, their heirs and assigns, forever. And I do covenant with the said Grantees that I am lawfully seized and possessed of said undivided interest in said land in fee simple, have a good and lawful right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said undivided interest in said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, witness my hand on this the 14th day of March, 1980.

Lavelle Buford Donaldson (Agent)
LAVELLE BUFORD DONALDSON

STATE OF TENNESSEE)
) SS
COUNTY OF CLAY)

Personally appeared before me, the undersigned authority in and for said County and State, the within named LAVELLE BUFORD DONALDSON, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing deed for the purposes therein contained.

Witness my hand and seal on this the 14th day of March, 1980.

Diane Burnette
NOTARY PUBLIC

My Commission Expires: 1-17-81

F84997

RECEIVED FOR REFERENCE
APR 15 9 00 AM '80
REGISTER
CLAY COUNTY, TENN.

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $42,590.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Lavelle Buford (Agent)
Affiant

Subscribed and sworn to before me this the 14th day of April, 19 80.

Diane Burnette
Notary Public ~~or Register~~

My Commission Expires: 1-17-81

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5590 PAGE 664

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			42590.00- CO	
			110.76 CO TX	
			.50 PRFEE	
			6.00 MOEED	
			CHECK	117.26-
3426A04/15/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-84997

CREDIT REFERENCE

APR 15 9 02 AM '80

REGISTER
DAVIDSON CO., TENN.

No. 752336