5T34 [illegible] CHECK

WARRANTY DEED

BOOK 5615 PAGE 480

ADDRESS NEW OWNER (S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP PARCEL NUMBER
Arthur B. Clayton	Same	
1380 Pleasant Hill Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	121-76
Nashville Tenn 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	3D-787AC

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

---------- *Dollars,*
and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

I, Audrey Waggoner, a single person

have this day bargained and sold, and do hereby transfer and convey unto the said Arthur B. Clayton, his

the Grantees herein, ~~XXXXXXX~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the Third Civil District, commencing at a point in the center line of the Pleasant Hill Road and on the boundary line of Lots Nos. 4 and 19 on the Plan of the lands of Abraham Waggoner, as of record in Minute Book "I", page 303 County Court, Davidson County; thence easterly along said boundary line to the common easterly corner of Lots 4 and 19 to a stake; thence north 35 deg. west a distance of 55.0 poles to a stake in the centerline of Pleasant Hill Road; thence southerly following the centerline of the Pleasant Hill Road to the point of origin, said land containing 6 acres, more or less.

Being the same property conveyed to Aubrey Waggoner and wife, Audrey Waggoner by deed from Carrie Waggoner of record in Book 2346, page 221, Register's Office for Davidson County, Tennessee. The said Aubrey Waggoner is now deceased.

The above described property is conveyed subject to the right-of-way of Pleasant Hill Road. Said property is sold in "as is" condition with no warranties as to the improvements located thereon.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $25,000.00

Subscribed and sworn to before me, this the 18 day of June 19 80

Affiant Arthur B. Clayton

My commission expires: 10-17-80 (Affix Seal)

Notary Public Dewey W. Pedigo

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 1980 taxes, which have been prorated and assumed by buyer.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 18 *day of* June *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Audrey Waggoner

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, T

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dewey W. Pedigo, *a Notary Public in and for said County and State,* Audrey Waggoner

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 18 *day of* June, *19* 80

Dewey W. Pedigo
Notary Public

Commission expires 10-17-82

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

AUDREY WAGGONER

TO

ARTHUR B. CLAYTON

F 9 4 4 6 9

IDENTIF. REFERENCE

JUN 20 2 17 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

PEDIGO & SAINDON

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

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
		25000.00-	CO	
		65.00	CO TX	
		.50	PRFEE	
		6.00	MO&BO	
			CHECK	71.50-
5534A06/20/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 9 4 4 6 9

T
IDENTIF. REFERENCE

JUN 20 2 17 PM '80

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TENN.

No. 763971