WARRANTY DEED

BOOK 5658 PAGE 633

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,900.00

Thomas James Clarke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September, 19 80.

Notary Public

MY COMMISSION EXPIRES: October 17, 1982

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS JAMES CLARKE, et ux (NAME)	FIRST INVESTMENT COMPANY (NAME)	38
5421 Eaton's Creek Rd. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 749 (STREET ADDRESS)	24
Joelton, Tn. 37080 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP)	14D 27110

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, DONALD WILLIAM LANE and wife, VIRGINIA HELEN LANE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS JAMES CLARKE and wife, ROSANNE CLARKE

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 14th, formerly the 24th Civil District of Davidson County, Tennessee, being part of Tract 3 on the F. B. Kelsey's and wife, property, and described according to a survey thereof made by C. J. Carney, Surveyor, dated March 28, 1961, as follows:

Beginning at an iron pin in the center line of Kelsey Drive; said point being 413 feet southwest of Eaton's Creek Road; thence with the center of Kelsey Drive, South 88° West 172 feet to a stake in a spring branch, opposite a turn into Kelsey Drive; thence North 35° East 276.0 feet with Kelsey Drive, to an iron pin; thence North 8° 03' West 76.6 feet to a pin in said Drive; thence leaving said Drive, North 89° 30' West 258.6 feet to an iron pin; thence South 3° West 448 feet to an iron pin in the center of Kelsey Drive; thence with the center of the same, North 64° East 340 feet to the point of beginning.

Being the same property conveyed to Donald William Lane and wife, Virginia Helen Lane by deed from Walter T. Dugger and wife, Thelma Dugger, of record in Book 5042, page 386, Register's Office for Davidson County, Tennessee.

Also conveyed herein is an ingress egress easement over Kelsey Drive which provides right-of-way to Eatons' Creek Road, which is described as follows: CONTINUED . . . . .

This is unimproved ( ) improved (X) property, known as 5421 Eaton's Creek Road, Joelton, Tn. 37080 (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 hand s this 26th day of September, 19 80

Donald William Lane
DONALD WILLIAM LANE

Virginia Helen Lane
VIRGINIA HELEN LANE

BOOK 5658 PAGE 634

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald William Lane and Virginia Helen Lane

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 Goodlettsville, Tennessee this 26th day of September 19 80

Commission Expires October 17, 1982 Notary Public.

STATE OF
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 purpose 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

DESCRIPTION CONTINUED . . . . . .

Running from Eaton's Creek Road generally with the existing gravel drive, as shown on the attached survey by R. L. Montoya dated September 26, 1980.

G.T.U.4.8.1

IDENTIF. REFERENCE

Oct 1 9 54 AM '80

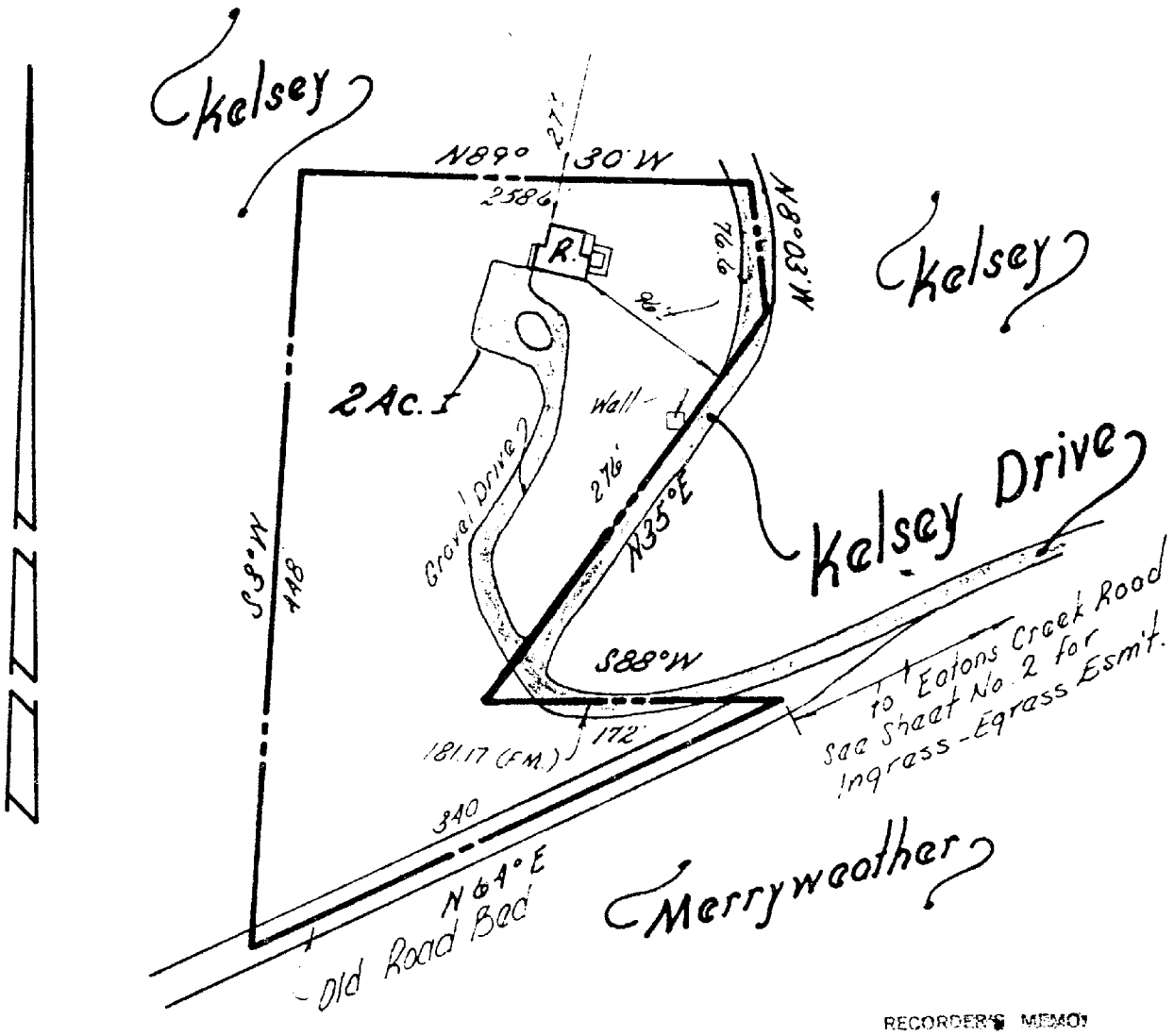
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

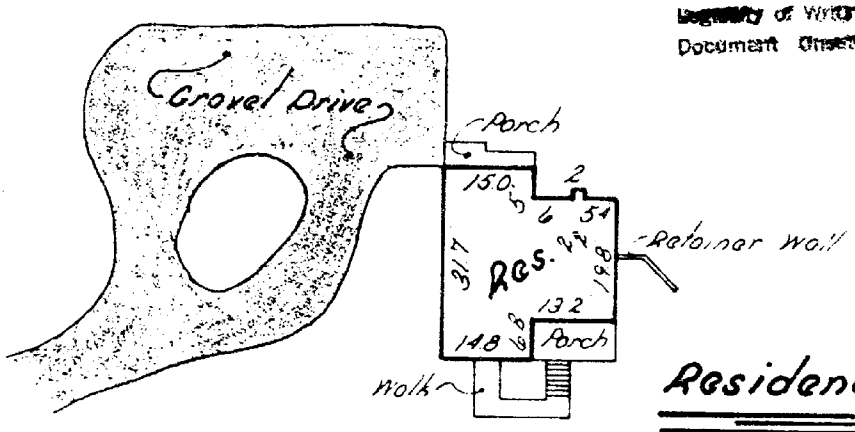
FROM
DONALD WILLIAM LANE, et ux

TO
THOMAS JAMES CLARKE, et ux

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086



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



Residence Detail

1"=30'

Note;
This lot is not included in area designated "Special Flood Hazard" on Federal flood maps available to me at this time.

MORTGAGE LOAN INSPECTION

PROPERTY OF Thomas J.& Rosanne Clarke

SUBDIVISION Not of Record

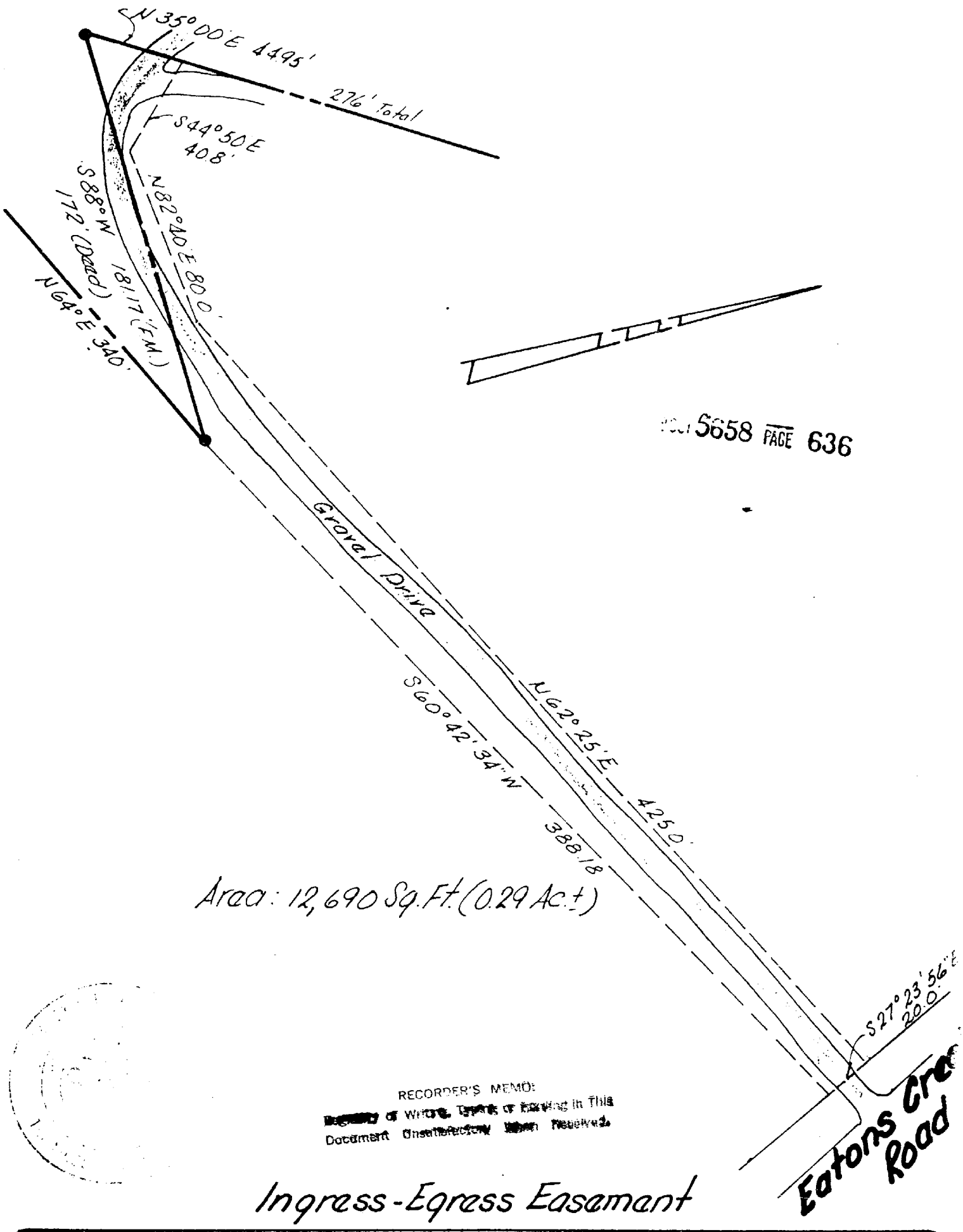
ADDRESS 5421 Eatons Creek Rd. CITY Joelton COUNTY Davidson

LOT NO (N.O.R.) BLOCK Deed ~~PLAT~~ BOOK 3221 PAGE 250

SCALE 1"=100' DATE Sept. 26, 1980 JOB NO 80-734 BY Rod R. Montoya NO. 697
REGISTERED LAND SURVEYOR

r. l. montoya – LAND SURVEYING

113 PICO COURT · HENDERSONVILLE TENNESSEE 37075



BOOK 5658 PAGE 636

Area: 12,690 Sq. Ft. (0.29 Ac.±)

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

Ingress-Egress Easement

MORTGAGE LOAN INSPECTION

PROPERTY OF Thomas J. & Rosanne Clarke

SUBDIVISION _____

ADDRESS _____ CITY _____ COUNTY _____

LOT NO. _____ BLOCK _____ PLAT BOOK _____ PAGE _____

SCALE _____ DATE _____ JOB NO _____ BY Rocky R. Montoya NO. 697
REGISTERED LAND SURVEYOR

r. l. montoya – LAND SURVEYING
113 PICO COURT - HENDERSONVILLE - TENNESSEE 37075

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5658 PAGE 637

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

31900.00- CO
82.94 CO TX
.50 PRFEE
12.00 WDEED
CHECK 95.44-
5638A10/01/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.I.0.4 8 1

IDENTIF. REFERENCE

OCT 1 9 54 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 783381