Send Tax Statements To:
Home Federal S & L
230, 4th Avenue, North
Nashville, TN

This Instrument Prepared By:
Young, Woodard & Crowe
Harpeth Square Mall
Franklin, Tennessee 37064

Map Parcel
133-12
307 and 308

WARRANTY DEED

BOOK 5684 PAGE 12

FOR AND IN CONSIDERATION of the sum of One Hundred-Twelve Thousand ($112,000.00) Dollars, cash in hand paid by the Grantee, BRENT HURD, TRUSTEE, receipt of which is hereby acknowledged, which amount includes the assumption by the said Grantee as evidenced by an Assumption Agreement with Release executed by the Grantee and to which reference is hereby made for the terms and conditions wherein the said Grantee assumes two certain promissory notes dated August 31, 1979, payable to the order of Home Federal Savings and Loan Association of Nashville, in the principal sum of Forty-Eight Thousand ($48,000.00) Dollars and payable in installments with interest as provided therein and secured by Deeds of Trust of record in Book 5492, page 950, and Book 5492, page 955, Register's Office of Davidson County, Tennessee, we, ROBERT N. CLEMENT and wife, MARY CLEMENT, have bargained and sold and by these presents do transfer and convey, together with the escrow account held by the Home Federal Savings and Loan Association of Nashville, unto the said BRENT HURD, TRUSTEE, his heirs and assigns, the following described tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Being Lots Numbers 33 and 34, as shown on the Plan of Addition to Greenwood Hills, Section 2, of record in Plat Book 5200, page 62, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description of said Lots.

Being the same property conveyed to Robert N. Clement by Deed of Theodore A. Paliet, Trustee, of record in Book 5492, page 947, Register's Office, Davidson County, Tennessee.

Beneficiary - Brent Hurd Trustee
333 S. Haggerty Rd
Middletown, Ohio

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging, to the said BRENT HURD, TRUSTEE, his heirs and assigns, forever. And we do covenant with the said BRENT HURD, TRUSTEE, that we are lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and that the same is unencumbered except for the following:



1) 1980 taxes which are a lien ~~and which~~ are to be paid ~~from the escrow account with Home Federal Savings and Loan Association of Nashville, which account is transferred herein to the Grantee~~. Paid at Closing

2) Deed of Trust of record in Book 5492, page 955, Register's Office, Davidson County, Tennessee applicable to Lot Number 34, which is being assumed by the Grantee.

3) Deed of Trust of record in Book 5492, page 950, Register's Office, Davidson County, Tennessee, applying to Lot Number 33, which is being assumed by the Grantee.

4) Restrictive Covenants of record in Book 5303, page 873, Register's Office for Davidson County, Tennessee, which are covenants running with the land without which this conveyance would not be made.

5) Minimum building setback lines, public utility and anchor easements, drainage easements, sewer easements, and conditions of owner's certificate, as shown on the Plat of record in Book 5200, page 62, Register's Office, Davidson County, Tennessee. An amendment and change of public utility and drainage easement through Lot Number 34 is of record in Book 5516, page 931-933, of the said Register's Office for Davidson County, Tennessee. For exceptions to easement see Book 5513, page 109, of said Register's Office.

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 BRENT HURD, TRUSTEE, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS our hands this 26 day of November, 1980.

ROBERT R. CLEMENT

MARY CLEMENT

STATE OF TENNESSEE ]
]
COUNTY OF Williamson ]

BOOK 5684 PAGE 14

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT N. CLEMENT and wife, MARY CLEMENT, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 26 day of November, 1980.

Martha Ann Boaz
NOTARY PUBLIC

My Commission Expires:
12-1-82

**********

STATE OF TENNESSEE ]
]
COUNTY OF Williamson ]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred is $112,000.00. This is equal to or greater than the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 26 day of November, 1980.

Martha Ann Boaz
NOTARY PUBLIC

My Commission Expires:
12-1-82

RUSH

G1-94476

IDENTIF. REFERENCE

DEC 1 10 32 AM '80

FEE $ TENNESSEE REGISTER DAVIDSON COUNTY

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5684 PAGE 15

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 |
|---|---|---|---|---|

| | |
|---|---|
| 11207.00- | CO |
| 291.20 | CO TX |
| .50 | PRFEE |
| 9.00 | WDEED |
| .30 | MISC. |
| CHECK | 301.00- |
| 7024A12/01/80 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1 9 4 7 6

IDENTIF. REFERENCE

Dec 1 10 32 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 794397