ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Willard M. Comeaux, Sr. et ux	Same	29
(NAME)	(NAME)	521
4000 Gray's Point Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5686 PAGE 455

For and in consideration of the sum of TEN ($10.00) DOLLARS and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged,

Charles R. Jackson, individually, and Elizabeth B. Averitt and Thomas N. Bateman, as Co-Executors of the Estate of Carlton Averitt ("Grantors")

have bargained and sold, and by these presents do transfer and convey unto the said Willard M. Comeaux, Sr. and wife, Zettie Bell Comeaux

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the 14th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the original Southern boundary of the property conveyed to Jackson and Avritt, by deed of record in Book 5341, page 88, R. O. D. C., Tennessee, said point being N 85° - 03' - 15" W, a distance of 10.88' from the Southeast corner of said property, and proceeding as follows: With said Southern boundary, N 85° - 03' - 15" W, a distance of 241.62' to a point; Thence, severing the property of Jackson and Avritt, N 29° - 13' - 56" E, a distance of 454.57' to a point in a wire fence; Thence, following the meanders of said fence, as follows; S 05° - 40' W, a distance of 52.30'; S 11° - 00' E, a distance of 40.25'; S 53° - 03' E, a distance of 9.23'; S 10° - 07' W, a distance of 35.17'; S 23° - 48' W, a distance of 65.08'; S 08° - 03' W, a distance of 32.56'; S 40° - 48' E, a distance of 13.22'; S 73° - 55' E, a distance of 35.25'; S 01° - 44' W, a distance of 82.74'; and S 03° - 39' E, a distance of 91.73' to the beginning and containing 1 acre, more or less.

Being a portion of the same property conveyed to Charles R. Jackson and Carlton Averitt by deed of record in Book 5341, page 88, Register's Office for said County. The said Carlton Averitt, deceased, devised the property to Elizabeth Averitt and Thomas N. Bateman as Co-Executors of the estate of Carlton Averitt, as appears of record in Will Book AF, page 153, in the County Court Clerk's Office for Montgomery County, Tennessee, said Will authorizing this conveyance by the Co-Executors.

The Northern Bank of Tennessee, Clarksville, Tennessee, joins in this conveyance for the sole purpose of releasing any and all liens that it has on the property conveyed herein, as evidenced by deeds of trust of record in Book 5360, Page 897, and Book 5522, Page 521, in the Register's Office for Davidson County, Tennessee. The Northern Bank of Tennessee declares that it is the true and lawful holder of any and all notes secured by said deeds of trust.

unimproved (X)
This is improved ( ) property, known as _____ (House Number) _____ (Street)

_____ (P. O. Address) _____ (City or Town) _____ (Zip Code)

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.

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 14th day of October, 19 80.

Charles R. Jackson
CHARLES R. JACKSON

Elizabeth B. Averitt
ELIZABETH B. AVERITT, Co-Executor of Estate of Carlton Averitt

NORTHERN BANK OF TENNESSEE
By: _____ V.Pres.
Title

THOMAS N. BATEMAN, Co-Executor of Estate of Carlton Averitt

BOOK 5686 PAGE 456

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles R. Jackson, Elizabeth B. Averitt as Co-Executor of the Estate of Carlton Averitt, and Thomas N. Bateman, as Co-Executor of the Estate of Carlton Averitt,

the bargainors, 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 Clarksville, this 14 day of October, 19 80.

My commission expires 6-14-82 Notary Public Sheila L Meadows

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared Dotson R. Guinn xxx with whom I am personally acquainted, and who, upon oath, acknowledged himself to be V. Pres. and xxxxxxxxxxx of the Northern Bank of Tennessee, Clarksville, TN, the within named bargainor, a corporation, and that he as such V. Pres. xxx, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Dotson R. Guinn as such Vice President and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in Clarksville, Tennessee, this 14th day of October, 19 80.

Colleen Y. Smith Notary Public

Commission expires August 10 1981

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 2,500

This is equal to or greater than the property would bring at a fair and voluntary sale.

Charles R. Jackson
Charles R. Jackson

Sworn to and subscribed before me this 4th day of December, 19 80.

My commission expires Oct. 20, 1984 Notary Public Vicki Lynn Brown

This instrument was prepared by:
Dale L. Stegall File Box 31
Harwell Barr Martin & Sloan/400 Home Federal Bldg/Nashville, Tennessee 37219
Name Address

8223 WARRANTY DEED CHECK

FROM

CHARLES R. JACKSON, INDIVIDUALLY, ELIZABETH B. AVERITT AND THOMAS N. BATEMAN, AS CO-EXECUTORS OF THE ESTATE OF CARLTON AVERITT

TO

WILLARD M. COMEAUX, SR.
and wife,
ZETTIE BELL COMEAUX

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
Dec 4 4 06 PM '80

IDENTIF. REFERENCE

G 2 0 3 3 6

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5686 PAGE 457

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
			2500.00- CO	
			6.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			6.00 REL	
			CHECK	19.00-
			8283A12/04/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 0 3 3 6

IDENTIF. REFERENCE

DEC 4 4 06 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 795562