7695 ... CHECK

FORM NO. WD-1

BOOK 5749 PAGE 442

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $73,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th. DAY OF May, 1981.

Notary Public

MY COMMISSION EXPIRES: 7/19/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 640 Spence Lane, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marie J. Lawson and husband James R. Lawson (NAME)	SAME (NAME)	106/15
906-908 Deervale Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	39.00
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	6DA-13456

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, Harold W. Laughlin and wife, Donna J. Laughlin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marie J. Lawson and husband JAmes R. Lawson, as tenants by the entirety.

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:

BEING Lot No. 34 on the Plan of Hill-N-Dale Acres, as of record in Book 2900, pages 33 and 34, Register's Office for said County.

SAID Lot No. 34 fronts 130 feet on the northeasterly side of Deervale Drive and extends back 345 feet on the northwesterly line and 355.5 feet on the southeasterly line, to a dead line, which is a broken line, measuring 192.3 feet thereon.

BEING the same property conveyed to Harold W. Laughlin and wife, Donna J.Laughlin by Quitclaim Deed from Mrs. Donna M. Simmons of record in Book 5690, Page 125, Register's Office for said county. Mrs. Donna M. Simmons and Donna J. Laughlin are one and the same. Mrs. Donna M. Simmons received the property by Quitclaim Deed to create a fee simple estate from John Simmons of record in Book 4408, Page 443, Register's Office for said county. John Simmons and wife, Donna M. Simmons having obtained the property by deed from Buford Walker and wife, Louise H. Walker of record in Book 3101, Page 521,Register's Office for said county.

The taxes for 1981 have been assumed by the Grantees and pro-rated.

This conveyance is subject to Restrictive Covenants of record in Book 2959, Page 213, Register's Office for said county.

The Plan of record in Book 2900, page 33, said Register's Office, shows an Owner's Certificate, a 100 foot minimum building setback line from Deervale Drive and a 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot. There is a 2.5 X 30 foot utility anchor easement located on the southwesterly corner of said lot.

unimproved (X)
This is improved ( ) property, known as 906-908 Deervale Drive, Nashville, Tennessee 37217
(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 20th. day of May, 19 81

Harold W. Laughlin

Donna J. Laughlin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold W. Laughlin and wife, Donna J. Laughlin

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 Nashville, Tennessee, this 20th. day of May 1981

Commission expires 7/19/81

Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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

WARRANTY DEED

FROM
Harold W. Laughlin and wife,
Donna J. Laughlin

TO
Marie J. Lawson and husband
James R. Lawson

G 43351

IDENTIF. REFERENCE

MAY 27 11 05 AM '81
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FILE BOX24

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5749 PAGE 444

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

73700.00- CO
191.62 CO TX
.50 PRFEE
6.00 WDEED
CHECK 198.12-
7695A05/27/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

MAY '27 11 05 AM '81

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

No. 823910