BOOK 6357 PAGE 860

| Address New Owner: | Send Tax Bills to: | Map/Parcel |
|---|---|---|
| Buford Deford, etux<br>718 Tobylynn Dr.<br>Nashville, TN 37211 | Same | Map 161<br>P/O Par 172<br>6D-54315 |

WARRANTY DEED

FOR AND IN CONSIDERATION 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, RICHARD C. ARGO and wife, MARTHA ARGO, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said BUFORD DEFORD and wife, JANE DEFORD, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Being a 2.08, more or less, acre tract of land lying in the 2nd Civil District of Davidson County, Tennessee, according to a survey by Anderson-Delk & Associates, dated January 4, 1983, and being more particularly as follows:

Beginning at a point, said point lying on the most easterly line of Lot No. 7 on the Plan of Mt. Pisgah Heights as of record in Book 5210, Page 302, Register's Office of Davidson County, Tennessee; said point further described as being the most northerly point of the herein described tract and lying in an existing creek; thence with said creek South 39 degrees, 26 minutes, 31 seconds East a distance of 168.28 feet to a point; thence South 24 degrees, 29 minutes, 06 seconds East a distance of 363.25 feet to a point, said point being on the most northerly line of Holt Hills Subdivision as of record in Book 5050, Page 77, Register's Office of Davidson County, Tennessee; thence with the said most northerly line of Holt Hills Subdivision Lots 7, 6 and 5, South 84 degrees, 26 minutes, 30 seconds West a distance of 322.49 feet to a point; thence leaving said most northerly line North 12 degrees, 43 minutes, 19 seconds, West a distance of 265.23 feet to an existing monument; said monument being on the rear line of Lot 6 on the Plan of Mt. Pisgah Heights as of record in Book 5210, Page 302, Register's Office of Davidson County, Tennessee; thence along the rear of said Lots 6 and 7, South 85 degrees, 20 minutes, 05 seconds East a distance of 146.31 feet to an existing concrete monument; thence along the rear of said Lot 7 of Mt. Pisgah Heights, North 5 degrees, 34 minutes, 30 seconds West a distance of 246.12 feet to the point of beginning.

Being part of a 60.5 acre tract conveyed to Richard C. Argo and wife, Martha Argo by deed from Holt Hills Development Co., Inc. as of record in Book 5869, Page 932, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

This is un-improved property.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said BUFORD DEFORD and wife, JANE DEFORD, their heirs and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and

possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate 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 on this the 9th day of August, 1984.

Richard C. Argo
RICHARD C. ARGO

Martha Argo
MARTHA ARGO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $7,000.00.

Buford DeFord
AFFIANT

Subscribed and sworn to before me on this the 9th day of August, 1984.

Tom D. Coleman
NOTARY PUBLIC

My commission expires: 4-17-1988

FELIX C. WILSON JR. REGISTER
DAVIDSON COUNTY, TN.
AUG 13 8 57 AM '84
IDENTIF. REFERENCE

I 4 2 4 8 5.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named RICHARD C. ARGO and wife, MARTHA ARGO, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 9th day of August, 1984.

Tom D. Coleman
NOTARY PUBLIC

My commission expires: 4-17-1988.

File

This instrument was prepared by:
Tom G. Coleman, Jr., Attorney
COLEMAN REAL ESTATE CLOSING SERVICE, INC.
9000 E. Church Street
Brentwood, TN 37027

# OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6357 PAGE 852

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

Conveyance

700.00 X
18.20 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 24.70-.
1476A08/13/84 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 2 4 8 5

T IDENTIF. REFERENCE

Aug 13 8 37 AM '84

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 0060284