Feb 27

BOOK 6382 PAGE 92

| Address New Owner: | Send Tax Bills to: | Map/Parcel |
|---|---|---|
| Donald Clemons<br>Clemons Machinery<br>P.O. Box 183<br>Brentwood, TN 37027 | Same | Map 171-8<br>Par 131<br>6DU-78006 |

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, FRANK D. ROGERS and wife, SARA G. ROGERS, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said DONALD CLEMONS and wife, VICTORIA CLEMONS, 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:

Land in the 1st Civil District of Davidson County, Tennessee, being Lot No. 13 on the plan of Saddlewood Subdivision of record in Plat Book 5200, page 128, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 13 fronts 155.87 feet on the westerly margin of Saddlewood Lane and extends back between lines 328.57 feet on the northerly line and 173.68 feet on the southerly line to a line in the rear measuring 235.59 feet thereon.

Being the same property conveyed to Frank D. Rogers and wife, Sara G. Rogers by deed from H & B Development Co., a partnership composed of Robert N. Hutcheson and M. Douglas Brown, of record in Book 5921, Page 893, Register's Office for Davidson County, Tennessee.

This instrument is made subject to all applicable local government planning, building and zoning regulations.

This property is conveyed subject to Restrictive Covenants of record in Book 5390, page 306, said Register's Office and the Plan of record in Plat Book 5200, page 128, said Register's Office.

Grantors hereby transfer and convey to the Grantees, their heirs and assigns, their water tap on the herein-described property.

This property is conveyed subject to the following restriction: Any house built on the herein-described property must contain a minimum of 2400 square feet living area plus a basement containing a two-car garage. The grantees join in this deed from the purpose of approving and accepting the above restriction and conveyenance of the water tap.

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 DONALD CLEMONS and wife, VICTORIA CLEMONS, 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 15th day of August, 1984.

Frank D Rogers
FRANK D. ROGERS

Sara G Rogers
SARA G. ROGERS

Donald Clemons
DONALD CLEMONS

Victoria Clemons
VICTORIA CLEMONS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

AFFIANT

Subscribed and sworn to before me on this the 15th day of August, 1984.

NOTARY PUBLIC

My commission expires: 4/17/88.

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 FRANK D. ROGERS and wife, SARA G. ROGERS, 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 15th day of August, 1984.

NOTARY PUBLIC

My commission expires: 4/17/88.

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 DONALD CLEMONS and wife, VICTORIA CLEMONS, 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 16th day of August, 1984.

NOTARY PUBLIC

My Commission Expire: 4/17/88.

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

I 4 3 7 4 9

IDENTIF. REFERENCE

AUG 17 11 27 AM '84

REGISTER
DAVIDSON COUNTY, TN

08/17 61.50- CHECK

3056

## OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6362 PAGE 95

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

20000.00- CA'T.
52.00 CSTAX
.50 PRFE
9.00 WDEED
CHECK 61.50-
3056A08/17/84 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I: 4: 3: 7: 4.9

IDENTIF. REFERENCE

AUG 17 11 27 AM '84

REGISTER
DAVIDSON COUNTY, TN

No.0061810