SEND TAX STATEMENTS TO:

Heritage Federal Saving and Loan
P.O. Box 1207
Franklin, Tn 37064

Map-16DA30390
Parcel-131-11-55

BOOK 6549 PAGE 393

This Instrument Prepared By:
James L. Woodard, Attorney
408 Main Street, Franklin, TN

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED TWENTY THOUSAND ($120,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, WE, ALAN D. POWELL and wife, MARY W. POWELL, have this day bargained and sold and do hereby transfer and convey unto JESSE E. CLAYTON and wife, ANDREA R. CLAYTON, their heirs and assigns, the following described property.

The following tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot #14 on the Plan of Section I, Seven Hills, as of record in Book 2133, pages 81 and 82, Register's Office for Davidson County, Tennessee.

Said Lot #14 is described as beginning at a point in the southerly margin of Harding Place, at the common corner of Lots #13 and #14; thence with the line between said lots, southwardly 260 feet to the northerly line of Lot #15; thence with the line between Lots #14 and #15; eastwardly 194.3 feet to the westerly margin of Benton Smith Road; thence with the margin of said Road; northwardly 171 feet to a concrete monument, and continuing with the same, northwardly 35 feet to the beginning of a curve, thence along said curve, northwestwardly 39.3 feet to the point on the southerly margin of Harding Place; thence with the margin of the same, westwardly 152 feet to the beginning.

Being the same property conveyed to Alan D. Powell and wife, Mary W. Powell, by deed of Jo Anne Humble, of record in Book 5872, page 792, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Jesse E. Clayton and wife, Andrea R. Clayton, their heirs and assigns, forever.

AND WE COVENANT with the said Jesse E. Clayton and wife, Andrea R. Clayton, that we are lawfully seized and possessed of said land, in fee simple, have a good right to convey it, and that it is unencumbered except as follows:

1. 1985 Metro taxes are a lien against the property, but are not yet due and payable.

2. Restrictives covenants contained in instrument of record in Book 2249, page 192, Register's Office of Davidson County, Tennessee.

3. The Plan of Seven Hills Subdivision, Section I, of record in Plat Book 2133, page 81, said Reister's Office, indicates the property is subject to the following: a. 80 ft. minimum building setback line from Harding Place; b. 50 ft. minimum building setback line from Benton Smith Road; and c. 10 ft. utility easement along the southerly boundary line.

AND WE FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said property, to the said Jesse E. Clayton and wife, Andrea R. Clayton, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands, on this the 3rd day of May, 1985.

Alan D. Powell
ALAN D. POWELL

Mary W. Powell
MARY W. POWELL

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Frankln, Tennessee on this the 3rd day of May, 1985.

NOTARY PUBLIC AT LARGE
(SEAL)

Joan C. Potente
Notary Public

My Commission Expires:
9/18/85

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $120,000.00.

Jesse E. Clayton

Sworn to and subscribed to before me, on this the 3rd day of May, 1985.

NOTARY PUBLIC AT LARGE
(SEAL)

Brenda L. Young
Notary Public

My Commission Expires:
12/12/87

IDENTIFICATION REFERENCE
MAY 6 11 04 AM '85
J02044

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

RECEIVED OF _____

FOR _____

BOOK 6549 PAGE 395

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

120000.00- CAMT.
312.00 CSTAX
.50 PRFEE
6.00 MORTG
CHECK 318.50-
4712A05/06/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J02047

IDENTIF. REFERENCE

MAY 6 11 04 AM '86

DAVIDSON COUNTY, TN

No. 131481