File 2c

BOOK 6584 PAGE 805

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 99,000.00

Subscribed and sworn to before me, this the 17th day of June 19 85

My commission expires: June 19 1986 (Affix Seal)

X Cecil L. Saffles
Affiant

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:			SEND TAX BILLS TO:		
Cecil L. Saffles			Owner		
PO Box 481					
STREET ADDRESS			STREET ADDRESS		
Mcewille	Tn	37803			
CITY	STATE	ZIP	CITY	STATE	ZIP

MAP & PARCEL NO. 094-00-019 and 094-00-013

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, HUGH D. CLAUGHTON JOINED BY HIS WIFE, HELEN CLAUGHTON

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO CECIL L. SAFFLES AND WIFE, SHARON L. SAFFLES

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

SEE ATTACHED EXHIBIT "A"

BEING the same property conveyed to Hugh D. Claughton and wife, Ann Claughton by deed recorded in Book 5035 at page 835, Register's Office for Davidson County, Tennessee. The said Anne Claughton since being deceased. Hugh D. Claughton has since remarried and is being joined by his wife, Helen Claughton, to convey any and all marital interest she may have in said property.

THIS conveyance is subject to taxes for the year 1985 and subsequent years, easements and restrictive covenants of record.

J 1 3 9 1 3

IDENTIF. REFERENCE

JUN 18 1 52 PM 1985

DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1707 Omohundro Drive, Nashville, Tn.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 17th day of June, 19 85

X Hugh D. Claughton
Hugh D. Claughton

Helen Claughton
Helen Claughton

State of Tennessee
County of DAVIDSON

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On this 12 day of June, 19 85, before me personally appeared Helen Claughton to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My Commission expires:

My Commission Expires OCT. 19, 1986

Notary Public

State of Tennessee
County of Davidson

On this 17th day of June, 19 85, before me personally appeared Hugh D. Claughton to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.
My Commission expires:

January 19, 1986

Notary Public Brent A. Campbell

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

EXHIBIT "A"

TRACT NO. 1: A certain tract or parcel of land in Davidson County, Tennessee, described according to the survey of Z. J. Wilkinson, Surveyor, of January 26, 1944, as follows, to wit: Beginning at a point in the center of the Pumping Station Road, which said point is 391 feet, more or less, west of the west line of the property conveyed to Blanche Lebkuecher by Leo Lebkuecher, Trustee, Book 609, page 366, Register's Office for Davidson County, Tennessee; thence with the center of Pumping Station Road South 81 deg. 30' West 170 feet to a point; thence southerly 7 deg. 134 feet to a point; thence South 78 deg. 30' westerly 75 feet to a point; thence North 7 deg. West 127 feet to a point in the center of said Pumping Station Road; thence with the center of said Road South 75 deg. West 146 feet to a point on the west line of said Blanche Lebkuecher property; thence with said westerly line of said property South 9 deg. 30' West 458 feet to a stake in the old stone wall; thence North 77 deg. 45' East 556 feet to a post; thence North 13 deg. West 419 feet to the center of the Pumping Station Road, which is the point of beginning, containing 4.4 acres more or less, acreage not being guaranteed.

TRACT NO. 2: Tract of land conveyed herein located in Davidson County, Tennessee; and described as follows, to wit: Being the westerly 25 feet of the following described land. A tract of land in the 3rd formerly the 15th Civil District of said County, and being part of Lot No. 3 on the Map of Lewis Jones' lands, described according to a survey by Z. J. Wilkinson, Surveyor, January 22, 1944, as follows: Beginning at a point in the center of Pumping Station Road at the southwest corner of the property conveyed to B. F. Kirby by deed of record in Book 1416, page 564, Register's Office for said County; thence along the Kirby's westerly line, northerly 370 feet, more or less, to the low water mark of the Cumberland River; thence with the line of the same, down said river, southwesterly 450 feet, more or less, to the northeast corner of the property conveyed to H. A. Mitchener, Trustee, by deed recorded in Book 627, page 551, said Register's Office; thence along Mitchener's east line South 8 deg. 30' East 160 feet, more or less, to the center line of Pumping Station Road; thence with the center line of same, easterly 440 feet, more or less, to the point of beginning. The said 25 feet fronting on River Hills Drive and running back to the low water mark of the Cumberland River.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6584 PAGE 808

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
			99000.CO- CAMT.	
			257.40 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	266.90-
9331A06/18/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 3 9 1 3

T
IDENTIF. REFERENCE

JUN 18 1 52 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 145734