SEND TAX BILLS TO:

Leadon Holman
3447 Old Franklin Rd.
Antioch, TN 37013

This Instrument Prepared By:

JEFFREY S. HENRY
Attorney at Law
P.O. Box 1336
Murfreesboro, TN 37133-1336

mail

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Map 162
PAR 128 Lot

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, RAYMOND ALLEN CLAXTON and wife, NORMA WILLIAMS CLAXTON have sold and do hereby transfer and convey unto LEADON HOLMAN and wife, WILLIE HOLMAN, their heirs and assigns, that certain tract or parcel of real estate located and situated in the 5th Civil District of Davidson County, Tennessee and being more particularly described as follows, to-wit:

> Land in the 5th Civil District of Davidson County, Tennessee, according to a survey made by C. K. McLemore, dated July 26, 1966, more particularly described as follows:
>
> BEGINNING at the northeast corner of Bell Road and Benzing Road; thence following the margin of Benzing Road the following bearings and distances, north 2-1/2° east a distance of 197 feet to a point; north 14-1/2° east a distance of 50 feet to a point, north 35° east a distance of 50 feet to a point, north 53-1/2° east a distance of 100 feet to a point, north 58-1/2° east a distance of 147.5 feet to a point; north 74° 50' east a distance of 65 feet to a point, north 89° east a distance of 60 feet to a point, south 79-1/2° east a distance of 319.5 feet to a point; thence leaving Benzing Road, south 3-1/2° west a distance of 400 feet to a point in the northerly margin of Bell Road; thence along the northerly margin of Bell Road, south 88° west a distance of 674.6 feet to the point of beginning. Said tract of land containing 5.9 acres, more or less.
>
> Being the same property conveyed to Raymond Allen Claxton and wife, Norma Williams Claxton by Warranty Deed from Clarence Edward Griggs, Trustee, of record in Book 4071, page 772, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate together with all the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is un-

encumbered except for the 1985 property taxes which are being prorated between the parties.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 22nd day of November, 1985.

Raymond Allen Claxton
RAYMOND ALLEN CLAXTON

Norma Williams Claxton
NORMA WILLIAMS CLAXTON

STATE OF TENNESSEE)

COUNTY OF RUTHERFORD)

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named RAYMOND ALLEN CLAXTON and wife, NORMA WILLIAMS CLAXTON, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing (Warranty Deed) instrument for the purposes therein contained.

Witness my hand and official seal on this the 22nd day of November, 1985.

Jeffry D. Henry
Notary Public

My Commission Expires: 9-19-88

AFFIANT OF VALUE

STATE OF TENNESSEE)

COUNTY OF RUTHERFORD)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater, is $ 175,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Raymond Allen Claxton
Affiant

Sworn to and subscribed before me, this 22nd day of November, 1985.

Jeffry D. Henry
Notary Public

My Commission Expires: 9-19-88

FILED FOR RECORD
DAVIDSON COUNTY, TENN.
NOV 27 2 57 PM '85

IDENTIFICATION REFERENCE

56707

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6720 PAGE 180

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			175000.00- CAPT.	
			455.00 STATE	
			.50 PRFE	
			6.00 UPF	
			CHECK 451.50-	
			1138A11/27/05 BAL .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 6 7.0 7.

IDENTIFICATION REFERENCE

Nov 27 2 57 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 196246