THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

Mail

ADDRESS NEW OWNER:
Harold W. Clawson, et ux
144 Jacksonian Drive
Hermitage, TN 37076

MORTGAGEE:
C & S Mortgage Company
P. O. Box 656
Tucker, GA 30085-0656

SEND TAX BILLS:
-Mortgagee-

MAP-PARCEL:
Field Book No. 04D-31626
Map & Parcel No. 74-08-0

RECEIVED FOR REGISTRATION
Dec 1 9 20 AM '96
REGISTER OF DEEDS
DAVIDSON COUNTY, TN

97707

WARRANTY DEED BOOK 7053 PAGE 16

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Donald R. Redman, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Harold W. Clawson and wife, Dolores E. Clawson, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract or parcel of land located in the Fourth Civil District of Davidson County, Tennessee, being Lot No. 993 on the Plan of Hermitage Hills, Section 10, as of record in Book 3600, page 50, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to Donald R. Redman by virtue of a deed from Shirley M. Hawkins, an unmarried person as of record in Book 6217, page 116, Register's Office for Davidson County, Tennessee.

Gwendolyn Redman, spouse of Donald R. Redman, joins in this conveyance to convey any marital interest she may have in said property.

This is unimproved property known as 144 Jacksonian Drive, Hermitage, Tennessee, 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 3765, page 134, and easements, covenants and conditions as shown on the Plan of record in Book 3600, page 50, Register's Office for Davidson County, Tennessee.

Property Taxes for the current year have been settled between the parties and will be paid by the Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 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 this 21st day of November, 1986.

Donald R. Redman
DONALD R. REDMAN

Gwendolyn Redman
GWENDOLYN REDMAN

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donald R. Redman and wife, Gwendolyn Redman**, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 21st day of November, 1986.

Michelle H. Crisco
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 6-18-90

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $77,900.00.

Harold W. Clawson
AFFIANT

Subscribed and sworn to before me
this 21st day of November, 1986.

Michelle H. Crisco
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 6-18-90

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

**RECEIVED OF** _____

**FOR** _____

BOOK 7053 PAGE 18

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

7?80?.00 CAPT.
210.00 CSTAX
.50 PRFE
6.00 WDED
CHECK 224.50
10DBA12/01/86 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

67.07

IDENTIFICATION REFERENCE

Dec 1 9 20 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

**No.** 16875