mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Joe Thomas Claud, et ux 1428 New Ashland City Rd. Clarksville, Tn. 37040	Same as New Owner	Map 33 Parcel 220 Field Book I.D. No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JOHN L. GILL, unmarried, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto JOE THOMAS CLAUD and wife, PEGGY NAN CLAUD, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

.0673 acres of property located in the 10th Civil District of Davidson County, Tennessee. Being Lot 1-B Resubdivision of revised Section One, Worrell Subdivision; being more particularly described as follows:

Beginning at an iron pin located in the northernly margin of Campbell Road, said pin being a common corner between Lot 1-A and Lot 1-B; thence with the northernly margin of Campbell Road North 89 degrees 04' 11" West 50.00 feet to an iron pin, said iron pin being the most southeasterly corner of property owned by Old Center Church of Christ as of record in Book 3614, Page 283, Register's Office for Davidson County, Tennessee; and the most south west corner of the property described herein; thence leaving the northerly margin of Campbell Road and running with the east property line of Old Center Church of Christ the following two calls: North 1 degree 48' 33" East 272.21 feet; thence North 2 degrees 14' 45" East 86.00 feet to an iron pin; said pin being the most northwesterly corner of the property as described herein; and a southwest corner of the Helen F. Walker property as of record in Book 5647, Page 777, Register's Office for Davidson County, Tennessee; thence along a south property line of the Helen F. Walker property the follow two calls: South 59 degrees 21' 50" East 178.36 feet; thence South 49 degrees 35' 00" East 20.26 feet to an iron pin; said pin being a common corner of Lot 1-A and Lot 1-B; thence with the common property line between Lot 1-A and Lot 1-B the following three calls: South 46 degrees 34' 58" West 160.09 feet; thence North 89 degrees 04' 11" West 10.00 feet; thence South 1 degree 48' 33" West 145.00 feet to the point of beginning and containing 0.673 acres or 29,332.581 square feet, according to a survey dated 9-15-89 by David Bundren, Campbell Surveying Co., Inc. 2424 21st Avenue South, Suite 201, Nashville, Tennessee 37212.

Being the same property conveyed to John L. Gill by deed from Brenda F. Gill of record in Book 8083, page 55, Register's Office for Davidson County, Tennessee.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1990, which have been prorated between the parties and which will be paid at closing.

2. Subject to any and all matters as they may appear on the Plan of record in Book 6050, page 421, said Register's Office.

3. Subject to Easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville & Davidson County, Tennessee of record in Book 7468, page 569, said Register's Office.

And I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS our hands on this the 5th day of December, 1990.

Joe Thomas Claud
JOE THOMAS CLAUD

John L. Gill
JOHN L. GILL

Peggy Nan Claud
PEGGY NAN CLAUD

6860 12/06 0101 03CHECK 323.80

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN L. GILL, unmarried, and JOE THOMAS CLAUD and wife, PEGGY NAN CLAUD, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 5th day of December, 1990.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $96,000.00.

Affiant

Sworn to and subscribed before me, this the 5th day of December, 1990.

NOTARY PUBLIC

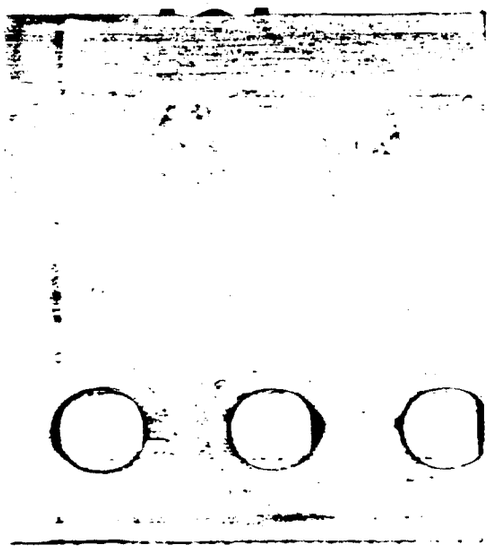
My Commission Expires: 12/29/93

77601

IDENTIF. REFERENCE

DEC 6 11 41 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8252 PAGE 25

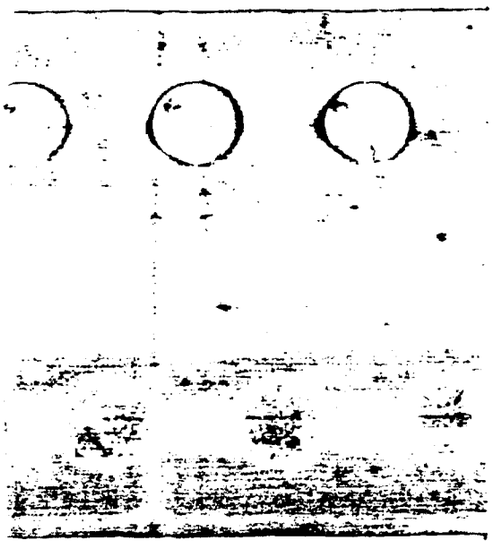
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	96000.00
CON TX	316.80
PRFEE	1.00
WDEED	6.00
TOTAL	323.80
CHECK	323.80

12/06/90 01 11:40 0001 6860

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



77601

IDENTIF. TREFERENCE

DEC 6 11 41 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 379324