55

BOOK 8437 PAGE 945

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF September 19 91

Notary Public

MY COMMISSION EXPIRES 5/23/93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC. 405-C OLD TWO MILE PIKE, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JUAN FONSECA (NAME)	SAME (NAME)	MAP 95-12
211 Bonna Brook Drive (ADDRESS)	(ADDRESS)	PARCEL
Hermitage TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	89

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LONZIE CULLOM CLAXTON AND WIFE, EVELYN ALLEN CLAXTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JUAN FONSECA AND WIFE, CAROL L. FONESCA

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:

Being a part of Parcel A shown on the Plan of Lakeland, as of record in Book 2133, page 15, Register's Office for said County, and described as follows: BEGINNING at a point on the southerly margin of Lakeland Drive, at the corner of Lot No. 45 and Parcel A; thence with the line between said lot and parcel, southerly 331.6 feet to a point; thence North 82 deg. 32 min. West 195.8 feet to the southeast corner of a strip of land conveyed to Roy Jordan, by deed of record in Book 2274, page 103, said Register's Office; thence with his line, North 10 deg. East 10.5 feet to a point; thence North 82 deg. 29 min. West 383.1 feet to a point, said Jordan's northwest corner; thence North 2 deg. 12 min. East 51.8 feet to a point on the easterly margin of the old N. C. & St. L. Railroad right of way, now abandoned; thence with the margin of the same as follows: North 53 deg. 35 min. East 188 feet, North 49 deg. 30 min. East 331.3 feet, North 52 deg. 36 min. East 59.5 feet to the southerly margin of Lakeland Drive; thence with the margin of the same, as follows: southeasterly 52.1 feet, and southeasterly along a slight curve, 192.6 feet, and easterly 55 feet to the beginning.

Being a portion of the same property conveyed to LONZIE CULLOM CLAXTON AND WIFE, EVELYN ALLEN CLAXTON by deed of record in Book 3026, page 547, Register's Office for Davidson County, Tennessee.

8744 09/09 0101 03CHECK 199.40

unimproved ( )
This is improved (XX) property, known as 2539 LAKELAND DRIVE, NASHVILLE, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 5th day of September 19 91

Evelyn Allen Claxton
EVELYN ALLEN CLAXTON

Lonzie Cullom Claxton
LONZIE CULLOM CLAXTON

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 8437 PAGE 946

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LONZIE CULLOM CLAXTON AND WIFE, EVELYN ALLEN CLAXTON

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 5th day of September 19 91

Commission expires 1/23/93

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

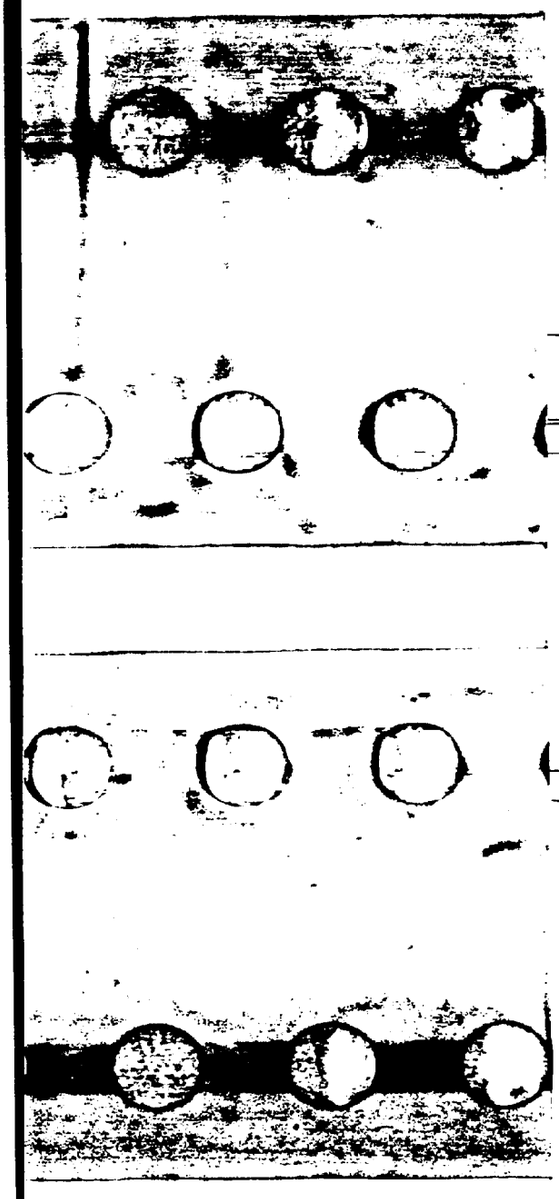
4511 4.

IDENTIFICATION REFERENCE

SEP 9 9 12 AM '91

WARRANTY DEED
FROM
TO
RETURN TO:

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



RECEIVED OF _____

FOR _____

BOOK 8437 PAGE 947

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
			CAMT	52000.00
			CON TX	192.40
			PRFEE	1.00
			WDEED	6.00
			TOTAL	199.40
			CHECK	199.40
09/09/91	01		09:13 0001	8744

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.5 1 1.4

IDENTIFICATION REFERENCE

SEP 9 9 12 AM '91

FELIX Z WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 457012