K 10541

Box 5

BOOK 10541 PG 601

STATE OF TENNESSEE
DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,000.00

Janet Traylor Watts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July 1997 19 97

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES 11-25-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Michael T. Haley, Attorney 1451 Elm Hill Pike, Suite 314 Nashville, TN 37210
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	~~MORTGAGEE~~ Send Tax Bills:	MAP-PARCEL NUMBERS
Clayton Cardwell et ux (NAME)	same (NAME)	121/230.00
1542 Pleasant Hill Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN 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, Janet Traylor Watts and Donald Cliffe Traylor, being the heirs of D.C Traylor, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS TO TRANSFER AND CONVEY UNTO Clayton Cardwell and wife, Eileen Cardwell

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:

Land in the 5th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of the D. C. Traylor Subdivision of record in Book 5210, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular legal description.

Being a portion of the same property conveyed to D. C. Traylor, by deed from D. C. Traylor, Trustee, with full power to transfer, sell, assign, convey or mortgage, without joinder of beneficiary, dated November 15, 1977, recorded November 23, 1977, of record in Book 5225, page 852, in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Janet Traylor Watts and Donald Cliffe Traylor by Last Will and Testament of Dee Cliffe Traylor** (Subject to easements, setback lines and restrictions of record in Book 5210, page 101, Book 5225, page 853, and Book 5474, page 01, Register's Office for Davidson County, Tennessee; zoning matters and other public regulations, and taxes for the current year, which have been prorated as of date of deed and assumed by Grantees.)

**of record at the Probate Court office in Davidson County, Tennessee, Case No. 95P637. Dee Cliffe Traylor having died on April 7, 1995, in Davidson County, Tennessee.

9598 07/25 0101 03:40:00

This is unimproved (X) improved ( ) property, known as Pleasant Hill Rd. Lot 1 D.C. Traylor Subd. Nashville TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said trace 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 my hand this 24th day of July, 19 97

Janet Traylor Watts
Janet Traylor Watts

Donald Cliffe Traylor
Donald Cliffe Traylor

STATE OF TENNESSEE
Davidson County

BOOK 10541 PG 602

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald Cliffe Traylor and Janet Traylor Watts

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 Nashville, Tennessee, this 24th day of July, 19 97

MY COMMISSION EXPIRES 11-25-2000

Notary Public

Commission Expires

STATE OF TENNESSEE
Davidson County

Before me, , a Notary Public in and for the State and County aforesaid, personally appeared

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the of the a corporation, and that he as such , executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as .

Witness my hand and official seal at , , this day of , 19

Notary Public

Commission Expires

WARRANTY DEED

FROM

Janet Traylor Watts and Donald Cliffe Traylor

TO

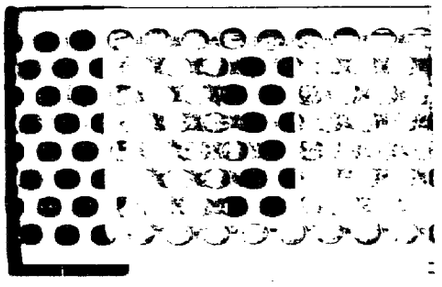
Clayton Cardwell and wife, Eileen Cardwell

0330010
IDENTIF. & REFERENCE

97 JUL 25 AM 9:11

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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



RECEIVED OF _____

FOR _____

BOOK 10541 PG 603

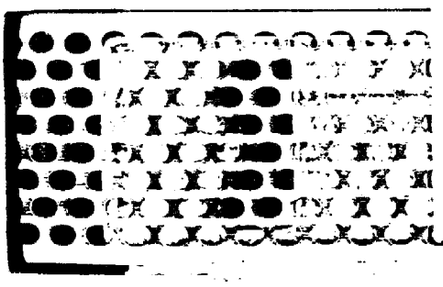
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DEED [illegible]
CO TX 119.40
PRFEE 1.00
MISC 8.00
TOTAL [illegible]
PAID 127.40

07/25/97 01 [illegible] MISC

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0330010
IDENTIF. & REFERENCE

97 JUL 25 AM 9:11
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1178246