47

BOOK 11462 PG. 631

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES: 3/23/00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony Clouse (NAME)	FIRST REPUBLIC MORTGAGE (NAME)	MAP 25
134 Hills Hollow Road (ADDRESS)	3212 West End Avenue, Suite 500 (ADDRESS)	PARCEL 175
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

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, Leonard E. Arnold, Jr. and wife, Joy C. Arnold

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tony Clouse, married

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 of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, being Tract Three of J.F. Jevaney property and also being a part of Lots 4, 5 and 6 on the plan of the Procession of the J.M. Cowley Lands, as of record in Deed Book 61, page 29, Register's Office for Davidson County, Tennessee, and being more fully described as follows:

Commencing at a point in the center of Dry Creek Road (50 foot road) said point being N 37 degrees 24' 03" E a distance of 25.42 feet from the northeast corner of a tract of land conveyed to C.A. Seaton by deed recorded in Book 3464, page 1, Register's Office for Davidson County, Tennessee; thence, leaving the center of said road and with the easterly line of Seaton and a tract of land conveyed to Bobby G. Jackson, etux by deed of record in Book 4743, page 169, Register's Office for Davidson County, Tennessee; S 37 degrees 24' 03" W a distance of 603.18 feet to the point of beginning of the herein tract of land; thence:

1. Leaving the easterly line of Bobby G. Jackson, etux and with the southerly line of Tract One of J.F. Jevaney Property, S 61 degrees 48' 39" E a distance of 450.51 feet to an iron pin set, said pin being the common corner to Tracts One and Two; thence,

2. With the common line of tracts Two and Three, S 62 degrees 51'57" E a distance of 138.12 feet to an iron pin set, said pin being the northeast corner of the herein described tract; thence,

CONTINUED

unimproved ( )
This is improved (X) property, known as 134 Hills Hollow Road, Goodlettsville, TN 37072
(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 28th day of April, 19 99

X _____
Leonard E. Arnold, Jr.

X _____
Joy C. Arnold

LEGAL DESCRIPTION CONTINUATION

3. Continuing with said common line, S 27 degrees 08' 03" W a distance of 358.24 feet to an iron pin set in the northerly line of a tract of land conveyed to Earnest E. Seaton as of record in Book 6448, Page 44 and Book 5585, Page 201, Register's Office for Davidson County, Tennessee, said pin also being in the southerly right of way of an unnamed road, thence,

4. With the northerly line of Earnest E. Seaton and a tract of land conveyed to Cecil K. McBroom, etux by deed recorded in Book 4533, Page 387, Register's Office for Davidson County, Tennessee, N 62 degrees 51' 57" W a distance of 654.94 feet to an iron pin in the easterly line of Bobby G. Jackson, etux, thence,

5. With the east line of Jackson, N 37 degrees 24' 03" E a distance of 372.50 feet to the point of beginning and containing 224,877 square feet or 5.163 acres, more or less.

Being the same property conveyed to Leonard E. Arnold, Jr. and wife, Joy C. Arnold by deed from Curtis R. Detharidge and wife, Prasetyawati Detharidge, of record in Book 8208, Page 985, Register's Office for Davidson County, Tennessee.

0582638
RECEIVED FOR RECORD
99 MAY -4 PM 3:49
ALL TAXES PAID
DAVIDSON COUNTY, TN
1430 05/04/99 0101 02CHECK 1051.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leonard E. Arnold, Jr. and wife, Joy C. Arnold

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 28th day of April, 1999.

Commission expires 3/23/02

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who and _____ 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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF ______________________________

FOR ______________________________

BOOK **11462** PG. **634**

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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

0582638

99 MAY -4 PM 3:49

Cami

	280000.00
COM TX	1036.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	1051.00
CHECK	1051.00

05/04/99 01 15:53 0001 1430

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1456117