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WARRANTY DEED

RAY E. GARRETT AND WIFE, RUTH F. GARRETT

to

J. E. CLAXTON AND WIFE, MIRIAM H. CLAXTON

FOR AND IN CONSIDERATION of the sum of Five and No/100 ($5.00) Dollars, and other good and valuable considerations, cash in hand paid by J. E. Claxton and wife, Miriam H. Claxton, the receipt of which is hereby acknowledged, we, Ray E. Garrett and wife, Ruth F. Garrett have bargained and sold, and by these presents do transfer and convey unto the said J. E. Claxton and wife, Miriam H. Claxton, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee described as follows:

> Being lot No. 27 on the plan of Oak Hill Valley Subdivision, as of record in book 1835, pages 15 and 16, Register's Office for said County, described as follows;
>
> Beginning on the northerly margin of Oak Valley Lane at the corner of Lots Nos. 27 and 28; thence with the line between said two lots, northwardly 240 feet to the southerly line of lot No. 35; thence with the southerly line of lots Nos. 35 and 36, eastwardly 193.33 feet to the westerly margin of Dustin Lane; thence with same, southwardly 216.20 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, southwestwardly 38.20 feet to the northerly margin of Oak Valley Lane; thence with same, westwardly 159.09 feet to the beginning.
>
> Being the same property conveyed to Ray E. Garrett and wife, Ruth F. Garrett, by deed from Oak Hill Land Company, of record in book 1969, page 196, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said J. E. Claxton and wife, Miriam H. Claxton, their heirs and assigns, in fee simple, forever.

And we do covenant with the said J. E. Claxton and wife, Miriam H. Claxton, 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 except: State and County taxes for 1951 which have been pro-rated and the entire amount assumed by the Grantees; utility easement and conditions of Owner Certificate as shown on Plan in Book 1835, pages 15 and 16, Register's

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