For and in consideration of the sum of Five Hundred and no/100 - - - - - - - - - -
- DOLLARS ($[illegible]),

To be paid in sixty (60) month installments of Ten and 50/100 ($10.50) Dollars; said monthly installments secured by notes of even date herewith. The first note is due and payable August 1, 1959, and each succeeding month thereafter until the whole amount has been paid.

I, HERMAN T. CLAXTON

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CLARENCE STARKS AND WIFE, GOLDIE STARKS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A parcel of land in the 9th Civil District of Davidson County, Tennessee on south side of a road leading from the Lewis road to Dave Redd's home and, being a portion of a 4.40 acre tract of record in Book 2921, Page 611, R.O.D.C., Tennessee.

Beginning at an iron stake Tom Lewis' southeast corner in the north line of H.T. Claxton's 104.05 acre tract also being the south west corner of H.T. Claxton's 4.40 acre tract.
Thence south 85 degrees east 193 feet to an iron stake with a large Red Oak pointer; Then north 3 degrees east 350 feet to a point in the Road, iron stake in line on south margin of road; Thence south 59 degrees west 48 feet to another point in road; thence south 88 degrees west 150 feet to a pointin road and the east line, of Tom Lewis's tract; iron stake in line on south margin or road; thence with Tom Lewis' east line south 3 degrees west 300 feet to a point of beginning. Containing 1.35 acres, being the same more or less. The above survey includes and excludes a 50 foot right-of-way reserved by H.T.Claxton to ingress and egress along the west portion of this ~~lot as indicated on plat to and from his~~ 104.5 acre tract.
Being the same property conveyed to H.T.Claxton by Homer Roberts, et al., of record in Book 2921, Page 611, R.O.D.C. Tennessee

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 6th day of July, 1959

Herman T. Claxton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Eleanor W. Carter, a Notary Public in and for the State and County aforesaid, personally appeared the within named Herman T. Claxton

the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 6th day of July, 1959

My commission expires May 14, 1960 [illegible signature]
Notary Public

WARRANTY DEED

40397

From Herman T. Claxton

To Clarence Starks and wife, Goldie Starks

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 6 day of JUL A.D. 1959 at 2:26 o'clock P M.
Noted in Book 2923 Page 433
Recorded in Book ___ Page ___
Recording Fee $3.00
JAMES P. WILSON, Register
By [signature] Dep. Reg.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE