TENNESSEE TITLE COMPANY

For and in consideration of the ~~$1.00~~ love and affection which I have for my daughter, Betty Ruth Massey. ~~DOLLARS~~

~~and other good and valuable consideration~~

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, ~~I~~, I, Mrs. Bettina Claxton,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said 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 Davidson County, Tennessee, being the southerly half of Lot No. 5 on the Plan of M. C. McCauley's Subdivision of part of Lot No. 7 of the Robert Young Farm, as of record in Book 547, page 123, Register's Office for said County.

Said part of Lot No. 5 fronts 50 feet on the westerly side of an unnamed avenue and runs back 225 feet, more or less, to low water mark of Cumberland River, measuring 60 feet thereon.

Being the same property conveyed to Mrs. Bettina Claxton by deed from Tony St. Charles, Jr., et ux. by deed of record in Book 1716, page 109, Register's Office for said county. This property is improved and is known as number ,Miami Ave., NASHVILLE, Davidson County, Tennessee.

This conveyance is made subject to agreement of record in Book 1394, page 161, said Register's Office, concerning the use of a well located on the property herein conveyed and subject to 1963 property taxes, a lien, but not due, which are assumed and will be paid by Grantee.

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.

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.

Witness our hands this 11th day of July, 1963

Mrs Bettina Claxton

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, William McKinstry, Jr., a Notary Public in and for said County and State, the within named Mrs. Bettina Claxton

STATE TAX $ 1.00
PROBATE .50
TOTAL $ 2.50

the bargainors, with whom I am personally acquainted, and who acknowledged that Site

instrument for the purposes therein contained. Witness my hand and official seal at R. E. WEATHERLY, COUNTY Clerk, DAVIDSON COUNTY, TENN.

this 11th day of July, 1963

Commission expires 2/5/67

William McKinstry, Jr.

TENNESSEE TITLE COMPANY

Warranty Deed

From
Mrs. Bettina Claxton

To
Betty Ruth Massey

73194

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Title Insurance
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

STATE OF TENNESSEE
REGISTER'S OFFICE
DAVIDSON COUNTY

Received for record this 12 day of JUL A.D. 1963 at 9:52 o'clock A.M. and noted in Book 1705 Page 279

Recording fee $ 2.00

E. J. Kinstry, Register
By Dem Kinstry Deputy Reg.