BK 3611

[redacted] TITLE COMPANY

For and in consideration of the sum of $10.00

[redacted] DOLLARS

cash in hand paid by CECIL D. BRANSTETTER AND WIFE, CHARLOTTE C. BRANSTETTER

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, ANNIE MAI 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: Attached.

Being in the 9th Civil District of said County and State, being a portion of a 5.31 acre tract as conveyed in Book 1645, page 421, a portion of a 3.41 acre tract as conveyed by deed in Book 2448, page 323, and all of a tract of 31 acres more or less that was conveyed by deed of record in Book 1058, page 369, and described according to a copy of a survey made May 15, 1963, by S. H. Hutchison, Surveyor, as follows:
BEGINNING at an iron stake, the northeast corner of the 31.6 acre tract and northwest corner of a tract owned by Cecil D. Branstetter; thence with Cecil D. Branstetter's west line, south 2° 30' west 1806 feet to a corner fence stake in the Ed. Davis north line, formerly George McCreary; thence with Ed Davis line, north 88° west 747 feet to a corner fence stake, the southeast corner of the S. C. Claxton homestead tract; thence with the east line of same, north 2° 30' east passing the northwest corner of the 31.6 acre tract at 1847 in all 2363 feet more or less to a point in the Poplar Creek Road, stake in line on south margin of road; thence with said road as follows: south 76° east 100 feet; south 67° east 100 feet; south 58° east 425 feet; south 67° east 274 feet to a point in road, the northwest corner of the R. H. Peach Land; thence leaving road running with R. H. Peach's line, south 15° west 189 feet to a stake by a large hackberry tree in Cecil D. Branstetter's north line; thence with Branstetter's line, north 85° west 31.5 feet to the point of beginning.
Being property vested in Annie Mai Claxton, by deed from J. F. Claxton and wife, as of record in Book 1645, page 421, by deed from R. H. Peach and wife, as of record in Book 2448, page 323, and as the surviving widow of S. C. Claxton, deceased; and in Annie Mai Claxton, for life, with remainder to Frank Claxton, Herman Claxton and Jennie Davie Claxton Hows, as devisees under the will of Samuel Clayton Claxton, deceased, whose will is of record in Will Book 75, page 376, County Court Clerk's Office for Davidson County, Tennessee.

[redacted]

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 unincumbered, 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 hands this 18th day of July 1963

Annie Mai Claxton
Annie Mai Claxton

Herman H. Claxton
Herman Claxton

Samuel Claxton

Frank Claxton

Jennie Davie Claxton Hows

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Helen D. Scott, a Notary Public in and for said County and State, the within named Annie Mai Claxton

the bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of August, 1963

Commission expires March 4, 1967

Helen D Scott
Notary Public.

[redacted] TITLE COMPANY

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