DEARBORN, BERRY & WARNER
ATTORNEYS AT LAW
400 COMMERCE UNION BANK BUILDING
NASHVILLE, TENN. 37219

BOOK 3844 PAGE 425

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map Parcel No.
James M. Claxton Jr. 533 Rosedale Ave. Nashville, Tennessee	James M. Claxton Jr. 533 Rosedale Ave. Nashville, Tennessee	Map 62-1 Par. 1-2 16.1-9 — Pc 3

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, receipt of which is hereby acknowledged, and the love and affection which Grantor, Betty Claxton (also known as Bettina Claxton and B. F. Claxton) bears Grantee, her son, James M. Claxton, Jr., the undersigned Grantor has bargained and sold, and by these presents does transfer and convey unto the said Grantee, his heirs and assigns, four certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I

Being the southerly 50 feet of lot no. 2 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 Davidson County. Said part of lot no. 2 fronts 50 feet on the westerly side of Miami Avenue and runs back between parallel lines 215 feet, more or less, to the low water mark of Cumberland River as of record in Book 2244, page 117, said Register's Office.

The above property is improved and is known as _____ Miami Avenue, Nashville, Tennessee.

TRACT II

Being Lots Nos. 1 and 25 on the plan of M. C. Cauley's Subdivision of part of Lot 7 of the Robert Young Farm, as of record in Book 547, Page 123, Register's Office for Davidson County.
Said Lots Nos. 1 and 25 front together 150 feet on the westerly side of Miami Avenue and run back 215 feet, more or less, to low water mark of Cumberland River, measuring 150 feet more or less.

TRACT III

Being the northerly part of Lot No. 7 on the northerly side of Briley Parkway. Said part of Lot No. 7 is

adjacent to the southerly side of abovementioned lot no. 25 on the plan of M. C. McCauley's Subdivision. Said part of lot # 7 fronts approximately 45 feet on the westerly side of Miami Avenue and runs back approximately 220 feet on the southerly side to a low water mark of Cumberland River, thence north approximately 75 feet, thence east approximately 215 feet to Miami Avenue. Being part of Lot no. 7 as of record in Book 421, Page 140, Register's Office Davidson County.

TRACT IV

Being parts of lots nos. 47, 48, 49, 50, 51, 52, 53, 57, 58, and 59 as shown on subdivision of Robert Young's Farm, as of record in Book 547, Page 123, Register's Office for Davidson County, Tennessee.

Briley Parkway has taken part of said property for the new bridge. Said property fronts approximately 172.5 feet on the easterly side of Miami Avenue and runs east approximately 300 feet, thence south approximately 125 feet, thence west approximately 260 feet to a point of beginning on Miami Avenue, containing approximately .09 acre, more or less.

The above three tracts are unimproved and are known as _____ Miami Avenue, Nashville, Tennessee.

And being the same properties and parts of properties conveyed to Grantor by deeds of record in Book 2537, Page 509 and Book 2488, Page 119, Register's Office for Davidson County, Tennessee, and as devised to Grantor by the Will of J. M. Claxton of record in Will Book 71, Page 440, Office of the County Court Clerk of Davidson County, Tennessee, and quitclaim deed of record in Book 3467, page 191, R. O. D. C. Tennessee.

To have and to hold the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. And I do further covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the

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title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 16th day of December, 1964.

Betty Claxton

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON) At Large

Personally appeared before me, James T. Williams, a Notary Public in and for said County and State, the within named Betty Claxton, the bargainor, 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 16th day of December, 1964.

James T. Williams
Notary Public

JAMES T. WILLIAMS ★ NOTARY PUBLIC AT LARGE ★ STATE OF TENNESSEE

My commission expires: 1-24-67

STATE TAX $ 21.00
PROBATE .50
TOTAL $ 21.50

DEC 21 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID DEC 21 1964

CT

62725

Warranty Deed

From Betty Clayton

To James M Clayton

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 21 3 11 PM '64

NOTE BOOK 110 PAGE 608

RECORDING FEE $ 3.00

DEP. REG. 2

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