This instrument was prepared by CLYDE P. HOLLAND, Attorney. Law Firm of Warfield, Entrekin & Jones, Third National Bank Building, Nashville, Tennessee, 37219.

WARRANTY DEED

BOOK 4327 PAGE 459

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
ROBERT STEWART and J. B. (NAME)	ELIZER SAME AS NEW OWNER (NAME)	Map 72-11
2902 MURRAY CIRCLE (STREET ADDRESS OR ROUTE NUMBER)	410 UNION STREET (STREET ADDRESS)	Par. 75-76
NASHVILLE, TENNESSEE (CITY) (P. O. ZONE) (STATE)	NASHVILLE, TENNESSEE 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by ROBERT STEWART and J. B. ELIZER, partners, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

M. H. CLAXTON, JAMES L. CLAXTON and LILLIAN CLAXTON VERTREES, Heirs-at-Law of W. R. CLAXTON,

have this day bargained and sold, and do hereby transfer and convey unto the said ROBERT STEWART and J. B. ELIZER, partners, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots Nos. 29 and 30, on the Plan of Glenmeade Subdivision, as of record in Book 974, page 32, Register's Office for said County.

SAID Lots Nos. 29 and 30 front together 80 feet on the easterly side of Murray Circle and extend back 150 feet on the southerly line and 150 feet, more or less, on the northerly line to a dead line measuring 103.3 feet thereon.

BEING the same property conveyed to W. R. Claxton and wife, Della Rogers Claxton, by deed from Herman S. Parman and wife, of record in Book 1092, page 30, Register's Office for said County, the said Della Rogers Claxton having since died, survived by the said W. R. Claxton, who has subsequently died, leaving as his Heirs-at-Law, M. H. Claxton, James L. Claxton and Lillian Claxton Vertrees.

CONVEYANCE of this property is subject to 20-foot permanent easements and a 10-foot temporary easements affecting the subject premises were granted Metropolitan Government of Nashville and Davidson County, Tennessee, for the purpose of sanitary sewers and/or storm drainage as of record in Book 4218, page 651 said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 52,000.00

Subscribed and sworn to before me, this the 12 day of April 1969

Affiant Clyde P. Holland, Agent

My commission expires: 5-3-70 (Affix Seal)

Notary Public

This is { unimproved / improved } property, known as 2902 (House Number) MURRAY CIRCLE (Street) NASHVILLE P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said ROBERT STEWART and J. B. ELIZER, partners, their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for current taxes and as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* ROBERT STEWART and J. B. ELIZER, partners, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 11th *day of* April, 19 69 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

M. H. Claxton
M. H. CLAXTON

James L. Claxton
JAMES L. CLAXTON

Lillian Claxton Vertrees
LILLIAN CLAXTON VERTREES

STATE OF TENNESSEE }
COUNTY OF ~~XXXXXXXX~~ }
MONTGOMERY

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* M. H. CLAXTON, JAMES L. CLAXTON and LILLIAN CLAXTON VERTREES

the within named bargainor S., with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Clarksville, Tennessee, *this* 11 *day of* April, *19* 69

Marcia J. Embry *Notary Public*

Commission expires July 11, 1971

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, [redacted], *a Notary Public of the State and County aforesaid, personally appeared* M.H. Claxton, James L. Claxton and Lilliam Claxton *with whom I am personally acquainted, and who, upon oath, acknowledged* themselves *to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* he *as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in .....
this ..... *day of* ....., *19* .....

..... *Notary Public*

Commission expires .....

WARRANTY DEED

M. H. CLAXTON, JAMES L. CLAXTON & LILLIAN CLAXTON VERTREES
FROM
TO
ROBERT STEWART and J. B. ELIZER, partners

A 38050

IDENTIF. REFERENCE

APR 22 1 14 PM '69

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

APR22'69	CONV	*5,497.12			
APR22'69	S'TAX		A*	14.30	
APR22'69	PR'FEE		A*	.50	
APR22'69	W'DEED		A*	3.00	* 17.80

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Please Return To:
Wallace, Farrell & Jones
Third National Bank Bldg.
Nashville, Tennessee 37219