This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

F-298

BOOK 4342 PAGE 442
REAU E. FOLK, JR. FORM

MAP - PARCEL, Nashville, Tenn.	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 102-4 ~~120-4~~-148	Mr/Mrs Robert N. Claxton same as below	J. I. Kislak Mtg.Corp.of Florida 1101 Brickell Avenue Miami, Florida 33131
FIELD BOOK NUMBER(S) M.O. 8DA-42906	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 438 Wilclay Drive	LOAN OR ACCOUNT NO. 14156 PROPERTY IS ☐ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

DAVID A. FLOYD and JAMES E. WHITE, a partnership, d/b/a, Town & Country Homes, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERT N. CLAXTON and wife, SUE C. CLAXTON,

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:

Being Lot No. 825 on the Plan of Charlotte Park, Section 22, as of record in Book 3700, pages 67 and 68.

Said Lot No. 825 fronts 81.5 feet on the northeasterly side of Wilclay Drive and extends back 146.3 feet on the northwesterly line and 132.1 feet on the southeasterly line, to a dead line in the rear, measuring 68.2 feet thereon.

Being part of the property conveyed to David A. Floyd and James E. White, a partnership, d/b/a, Town & Country Homes, by deed from Consolidated Developments, Inc., as of record in Book 4223, page 686.

This conveyance is made subject to restrictions of record in Book 4017, page 699.

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 he 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., except for 1969 Metro Taxes, which have been prorated and assumed by the Buyers.

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.

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 (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 13th day of Junem, 1969.

David A. Floyd, Partner

James E. White, partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4342 PAGE 443

Before me, Helen D. Scott, a Notary Public in and for the State and County aforesaid, personally appeared the within named James E. White and David A. Floyd, Partners, d/b/a, Town & Country Homes, the 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 Nashville, Tennessee, this, the 13th day of June, 1969.

My commission expires: May 10, 1971

Helen D. Scott
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

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

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June 19 69

MY COMMISSION EXPIRES: May 10, 1971 (AFFIX SEAL) Notary Public

WARRANTY DEED
REF:hs

FROM
DAVID A. FLOYD and JAMES E. WHITE, a partnership, d/b/a Town & Country Homes

TO
ROBERT N. CLAXTON and wife

A 44523

IDENTIF. REFERENCE

JUN 16 3 21 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN 16	CONV	23,800.00			
JUN 16	S TAX		A*	61.88	
JUN 16	PRTFEE		A*	.50	
JUN 16	WDEED		A*	3.00	* 65.38

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

Fil; Rau Fees

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public