BOOK 4363 PAGE 357 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12585.23

Frank Claxton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF Sept. 1969.

Notary Public

MY COMMISSION EXPIRES: 2-7-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
W. G. TRABER ATTORNEY, 2525 LEBANON ROAD, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Claxton (NAME)	Guaranty Mortgage Company (NAME)	Map. 95-2
227 Theodore Road (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Par. 79
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Elizabeth J. Jester, Michael Boyle and Linda Boyle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank Claxton, single

HEREINAFTER CALLED THE 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 Lot No. 51, on the Map of Walnut Grove Subdivision, as of record in Book 2133, page 87, Register's office for said county.

Said Lot No. 51 fronts 73 feet on the easterly side of Theodore Road, and runs back 150.5 feet on the north line and 146.3 feet on the south line to a dead line which is a broken line, measuring 88.3 feet thereon.

Being the same property conveyed to Elizabeth J. Jester, Michael Boyle and Linda Boyle, by deed from William L. Underhill individually, of record in Book 3877, page 674, Register's office for Davidson County, Tennessee.

Grantee assumes and promises to pay an obligation evidenced by an instrument of record in Book 2422, page 297, said Register's office.

This is improved (X) unimproved property, known as 227 Theodore Road Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. 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 hand s this 6th day of Sept., 1969

X Michael Patrick Boyle Linda Lee Boyle

X Elizabeth J. Jester

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, WILLIAM G. TRABER, a Notary Public in and for said County and State, the within named Elizabeth J. Jester, Michael Boyle and Linda Boyle

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 6th day of September, 19 69

Commission expires 2-7-1973

William G. Traber
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Elizabeth J. Jester et ux

TO

Frank Claxton, single

A 53375

IDENTIF. REFERENCE

SEP 9 8 54 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

MAIL TO:
W. G. TRABER
2545 LEBANON ROAD
NASHVILLE, TENN. 37214

SEP-9 68	CONV	12,583.23			
SEP-9 68 S'TAX			A*	32.76	
SEP-9 68 PR'FEE			A*	.50	
SEP-9 68	W'DEED		A*	3.00	* 36.26