PREPARED BY
TOM G. COLEMAN, JR.
ATTORNEY AT LAW
1720 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } BOOK 4398 PAGE 941

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February, 19[illegible].

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Atty. at Law, 1720 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Val Claxton, etux (NAME)	Guaranty Mortgage Company (NAME)	Map 120-7
529 Glenpark Dr. (STREET ADDRESS OR ROUTE NUMBER)	Union Street (STREET ADDRESS)	Par 60
Nashville, Tenn (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	2DA44142

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, Hubert Stewart and wife, Elaine Stewart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Val Claxton and wife, Barbara Claxton

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. 5A29 on the Plan of Glengarry Park, Section V-A, as of record in Book 3300, Page 58, Register's Office for Said County.

Said Lot fronts 91.9 feet on the southwesterly side of Glenpark Drive and runs back 218.1 feet on the northwesterly line and 176.5 feet on the southeasterly line to a dead line in the rear on which it measures 103.7 feet.

Being the same property conveyed to Hubert Stewart and wife, Elaine Stewart, by deed from John E. Wheeler and wife, Jane L. Wheeler, as of record in Book 4242, Page 194, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the above named grantees assume and agree to pay the remaining unpaid principal balance on a first mortgage of record in Book 3511, Page 271, held by Guaranty Mortgage Company.

This conveyance is made subject to restrictive covenants of record in Book 1788, Page 349, Book 2796, Page 604, Book 3186, Page 148, and amended in Book 3377, Page 568, Register's Office for said County, and this instrument is made subject to all applicable Metropolitan government planning and zoning regulations.

This is unimproved ( ) improved ( ) property, known as 529 Glenpark Drive, 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 hands this 11 day of September, 1969

Hubert Stewart

Elaine Stewart by Hubert L. Stewart

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, W. L. Barrett, a Notary Public in and for said County and State, the within named Hubert Stewart and ~~wife, Elaine Stewart~~

the bargainor~~s~~, with whom I am personally acquainted, and who acknowledged that they ~~he~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11 day of September 1969.

Commission expires May 2, 1971

W. L. Barrett
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 6 day of Feb., 1970 before me personally appeared Hubert Stewart, to me known to be the person who executed foregoing instrument in behalf of Elaine Stewart and acknowledged that he executed the same as the free act and deed of the said Elaine Stewart.

Witness my hand and official seal at Nashville, Tennessee.

my commission expires May 2 1971 Notary Public W. L. Barrett

My commission expires _____ Notary Public

WARRANTY DEED

FROM Hubert Stewart, etux

TO Val Claxton, etux

A 69124

IDENTIF. REFERENCE

FEB 20 9 18 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB20	CONV	22,700.00			
FEB20	S TAX		A*	59.02	
FEB20	PR FEE		A*	.50	
FEB20	W DEED		A*	3.00	* 62.52

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.