BOOK 4644 PAGE 331

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,400.00

Ronald H. Claxton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October 1972.

Notary Public

MY COMMISSION EXPIRES: 12-12-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilkins & Adams, Attorneys, 112 Stahlman Bldg, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald H. Claxton (NAME)	Guaranty Mortgage Comapny (NAME)	13D24855
3747 Westport Drive (STREET ADDRESS OR ROUTE NUMBER)	311-7th Avenue, North (STREET ADDRESS)	Map-48-0
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par-95

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~~ I, LUCILE HOWSE, A WIDOW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD H. CLAXTON AND WIFE, GERALDINE A. 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 A on the Plan of The T. E. Howse Subdivision, of Lot in Howad (sic) Moore's unrecorded Subdivision, of record in Book 4595, page 17, Register's Office for said County.

SAID Lot A fronts 150 feet on the Southwesterly margin of Westport Drive and extends back 299.3 feet on the Northwesterly line and 302.3 feet on the Southeasterly line to a dead line in the rear, measuring 168.24 feet thereon.

BEING part of the property acquired by Lucile Howse, also known as Lucille Howse, a Widow, by correctory deed from Howard B. Moore and wife, Margie M. Moore, of record in Book 4620, page 634, which deed conveyed the Southwesterly 25 feet, more or less, of said land and other property, and as the surviving tenant by the entirety of the tenancy by the entirety created by the deed to T. E. Howse and wife, Lucille Howse from Howard B. Moore and wife, Margie M. Moore of record in Book 2751, page 529, all in the Register's Office for Davidson County, Tennessee, the last mentioned deed having conveyed the remainder of said property and other property.

unimproved ( ) This is improved (X) property, known as 3747 Westport Drive, Nashville, Tennessee 37218
(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 My hand this 4th day of October, 19 72

Lucile Howse
Lucile Howse

STATE OF TENNESSEE
Davidson County

BOOK 1644 PAGE 332

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LUCILE HOWSE, A WIDOW

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 4th day of October, 1972

Commission expires 12-12-12

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
LUCILE HOWSE, A WIDOW

TO
RONALD H. CLAXTON, ETUX

B 7 9 0 1 4

IDENTIF. REFERENCE

OCT 6 3 03 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT-6	CONV	26,400.00			
OCT-6	S'TAX		A*	68.64	
OCT-6	PR'FEE		A*	.50	
OCT-6	W'DEED		A*	4.00	* 73.14

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Rec'd Bk 8