BOOK 4658 PAGE 26

THIS INSTRUMENT PREPARED by
DEARBORN & EWING, AT...
400 COMMERCE UNION BANK ...
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Claxton, Jr. (NAME:)	James M. Claxton, Jr. (NAME:)	
P.O. Box 636 (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	MAP 62
NASHVILLE (CITY) 37202 (P. O. ZONE) TENN (STATE)	(CITY) (ZONE) (STATE)	PARCEL 6

For and in Consideration of the sum of Ten and no/100 ---------- ---------- ($10.00) ---- *DOLLARS* and other good and valuable considerations, the receipt of which is hereby acknowledged,

NOV24	CONV	20,000.00			
NOV24	S'TAX		A*	52.00	
NOV24	PR'FEE		A*	.50	
NOV24	W'DEED		A*	6.00	* 58.50

I, Betty Claxton McDonald

have bargained and sold, and by these presents do transfer and convey unto the said James M. Claxton, Jr.

His *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Beginning at a concrete monument in the north margin of Briley Parkway, said point being in the easterly margin of Pennington Bend Road; thence, along the margin of said Pennington Bend Road on a curve to the right, radius 480.87 feet, a distance of 356.97 feet to a point, said point being the end of the curve; thence N 56°-24' E a distance of 211.31 feet to a point; thence N 33°-36' W a distance of 15 feet to a point; thence N 56°-24' E a distance of 56 feet to a point, said point being the beginning point for a curve to the right; thence along said curve to the right, radius 929.93 feet a distance of 1106.37 feet along the southerly margin of Pennington Bend Road to a point, said point being the end of the curve; thence continuing with the southerly margin of Pennington Bend Road S 55°-26' E a distance of 850.0 feet to a point; thence S 28°-43' W a distance of 273.58 feet to a concrete monument, said point being in the North margin of Briley Parkway; thence along the north margin of Briley Parkway along a curve to the left, radius 1221.0 feet a distance of 1093.23 feet to a concrete monument; thence N 67°-56' W a distance of 22.76 feet to a concrete monument; thence S 82°-52' W a distance of 431.90 feet to a concrete monument; thence N 19°-01' E a distance of 39.15 feet to a concrete monument; thence continuing along the northern margin of Briley Parkway S 81°-29' W a distance of 606.78 feet to the point of beginning and containing 18.19 acres, according to a survey made by Hart-Freeland-Roberts, Inc., dated October 18, 1972 and more particularly shown on a plat entitled "Claxton Property, Pennington Bend Road, Nashville, Tennessee", dated October 18, 1972, and designated as Parcel #2.

SEE D...

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,000.00

Subscribed and sworn to before me, this the ... day of ... 19...

Affiant

My commission expires: ...

(Affix Seal)

Notary Public

The property conveyed is part of the property acquired by Grantor by deed of record in Book 2274, page 84, Register's Office for Davidson County, Tennessee and parts of properties acquired by Grantor as devised by the will of J. M. Claxton of record in Will Book 71, page 440, Office of the County Court Clerk of Davidson County, Tennessee, which properties were acquired by the said J. M. Claxton by deeds of record in Book 1855, page 636 and Book 2540, page 275, said Register's Office.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James M. Claxton, Jr., his *heirs and assigns; forever.*

And I *do covenant with the said* James M. Claxton, Jr. *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Betty Claxton McDonald, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* James M. Claxton, Jr. his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 7th *day of* October, *19*72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Betty Claxton McDonald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Elaine E. Dove, a Notary Public in and for said County and State, the within named

Betty Claxton McDonald

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 day of November, 1972.

Elaine E. Dove, Notary Public.

Commission Expires October 28, 1974.

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named

the bargainor, 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 ..... day of ....., 19....

....., Notary Public.

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self 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 .....

B 53 04 T REFERENCE IDENTIF. NOV 24 3:38 PM '72 FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TENN.