BOOK 4861 PAGE 484

THIS INSTRUMENT PREPARED BY
DEARBORN & EWING, ATTORNEYS
1912 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
James M. Claxton, Jr. (NAME)	James M. Claxton, Jr. (NAME)	92-4
P. O. Box 636 (ADDRESS OR ROUTE NUMBER)	P. O. Box 636 (STREET ADDRESS)	180-181
Nashville, Tennessee 37202 (CITY) (ZIP CODE) (STATE)	Nashville, Tennessee 37202 (CITY) (ZIP CODE) (STATE)	182-189
		91-12 270

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and note of even date in the principal amount of Seventy-Five Thousand ($75,000.00) Dollars, payable as to principal and interest as provided in said note and to secure the payment of which, principal and interest, a vendor's lien is specifically retained on the property transferred, Claxton Amusement Company, Inc. ("Grantor") has bargained and sold, and by these presents does transfer and convey unto the said James M. Claxton, Jr. ("Grantee"), his heirs and assigns, land in Davidson County, Tennessee, described as follows, to-wit:

91-12 270

TRACT NO. 1: Being Lot No. 29 and the northerly 40 feet of Lot No. 28 on the plan of Tariff Reform Addition, as of record in Book 161, page 32, Register's Office for said County.
Said Lot No. 29 and part of Lot No. 28 front together 90 feet on the easterly side of 40th Avenue North, formerly Clifton Avenue, and extend back between parallel lines 195.9 feet on the northerly line and 195 feet, more or less, on the southerly line to an alley in the rear.

Being the same property conveyed to Claxton Amusement Company, Inc., by deed from D. V. Johnson, of record in Book 3933, page 715, Register's Office for Davidson County, Tennessee.

92-4 180 181

TRACT NO. 2: Being Lot No. 93 on the Plan of Thomas Harding's First Addition to Nashville, as of record in Book 19, page 241, Register's Office of Davidson County, Tennessee.
Said Lot No. 93 fronts 40 feet on the westerly side of 12th Avenue North, formerly Clay or McNairy Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Claxton Amusement Company, Inc. by deed from David J. Majors, et ux, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

92-4 182

TRACT NO. 3: Being the northerly 20 feet of Lot No. 94 in Thomas Harding's Addition to Nashville, as of record in Book 19, page 241, Register's Office for Davidson County, Tennessee.
Said part of Lot No. 94 fronts 20 feet on the west side of 12th Avenue, North and runs back between parallel lines 160 feet to an alley, and being the same property conveyed to Claxton Amusement Company, Inc. by deed from David J. Majors, et ux, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

92-4 189

TRACT NO. 4: Being the easterly 25 feet of Lot No. 106 and the westerly 25 feet of Lot No. 107 on the Plan of the Thomas Harding First Addition, as of record in Book 19, page 241, Register's Office for Davidson County, Tennessee.
Said parts of Lots Nos. 106 and 107 front together 50 feet on the northerly side of Herman Street and run back between parallel lines, 165 feet to an alley.

Being the same property conveyed to Claxton Amusement Company, Inc. by deed from Gerald L. Hemmer and wife, Ann B. Hemmer, of record in Book 4101, page 867, Register's Office for Davidson County, Tennessee.

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 75,000.00.

Subscribed and sworn to before me this 2nd day of October, 1974.

James M Clayton Jr
Affiant
Pres.

Lee B. Whitney
NOTARY PUBLIC

My Commission Expires: 4-27-76

This is improved ~~(unimproved)~~ property known as _____.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said James M. Claxton, Jr., his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said James M. Claxton, Jr., his heirs and assigns against the lawful claims of all persons whatsoever.

Witness its hand this 2nd day of October, 1974, the corporate party having caused its name to be signed hereto by its duly authorized officer on said day and date.

CLAXTON AMUSEMENT COMPANY, INC.

BY James M Clayton Jr
V. Pres.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lee B. Whitney, a Notary Public of the State and County aforesaid, personally appeared James M. Clayton Jr. with whom I am personally acquainted, and who, upon oath acknowledged himself to be President of the Claxton Amusement Company, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained by the signing the name of the corporation by himself as President.

Witness my hand and seal at office at Nashville, Tennessee, this 2nd day of October, 1974.

Lee B. Whitney
NOTARY PUBLIC

My Commission Expires: _____

C 7 5 0 5 7

IDENTIF. REFERENCE

OCT 16 3 55 PH '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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OCT 16 CONV 75,000.00
OCT 16 S'TAX A* 195.00
OCT 16 PR'FEE A* .50
OCT 16 W'DEED A* 4.00
* 199.50