BOOK 4898 PAGE 919 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March 19 75

Notary Public

~~MY COMMISSION EXPIRES:~~ Rep Register

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William G. Traber, Attorney 217 Shady Grove Rd. Nashville, Tenn. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
~~James~~ D. Claxton (NAME)	Same (NAME)	
J Hmi E Rt 1 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	124
Kingston Springs Tenn (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	26 pt

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, Herman T. Claxton and wife, Frances Oweise Claxton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~James~~ D. Claxton
J Hmi E

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:

A tract of land in the 4th Civil District of Davidson County, Tennessee, being part of Tract No. 1 in the partition deed among the Ballentine Heirs, as of record in Book 980, page 479, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of Granny Wright Pike, the southeast corner of a tract of 2 acres conveyed to Bennie Watts by deed of record in Book 1115, page 471, said Register's Office; thence along Watts' south line westerly 855 feet to a point in the eastline of Tract No. 3 of the above mentioned partition deed; thence with the line of the same, south 3½° west 102 feet to a point; thence easterly 855 feet to the westerly margin of Granny Wright Pike; thence with the margin of the same, north 3½° east 102 feet to the beginning.

Being the same property conveyed to Herman T. Claxton and wife, Frances Oweise Claxton by deed from William H. Bell, as of record in Deed Book 4411, page 212, in the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as Rt. 1 (House Number) Granny Wright Pike (Street) Hermitage (P. O. Address) 37076 (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 12th day of July, 19 74

Herman T. Claxton

Frances Oweise Claxton

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Herman T. Claxton and wife, Frances Oweise Claxton

the bargainor, 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 12 day of July 19 74

My commission expires: July 11-1978

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
Herman T. Claxton, et ux

TO
Jamie
~~Jammye~~ D. Claxton, single

C 9 1 9 1 8

IDENTIF. REFERENCE

MAR 26 9 59 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

William G. Traber
P. O. Box 2253
Nashville, Tenn. 37214

MAR26 75	CONV	13,000.00				
MAR26 75	S'TAX		A*	33.80		
MAR26 75	PR'FEE		A*	.50		
MAR26 75	W'DEED		A*	4.00	*	38.30