BOOK 4919 PAGE 488 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,000

V. Morris Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 19 75

Notary Public

MY COMMISSION EXPIRES: 2/7/77

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 26th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES M. CLAXTON, et ux (NAME)	SAME (NAME)	145-13
1630 Otter Creek Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 7
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, J. ERNEST WEINBERG and wife, VIRGINIA LEE WEINBERG

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES M. CLAXTON and wife, JANIE K. 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 the 7th Civil District of Davidson County, Tennessee, being Lot No. 202 on the Plan of Bello Vista Estates, Section 1, as of record in Book 2854, page 33, Register's Office for said County.

Said Lot No. 202 fronts 240 feet on the northerly side of Otter Creek Road and extends back 312 feet on the easterly line and 201.7 feet on the westerly line, to a dead line, which is a broken line, measuring 214 feet thereon.

Being the same property conveyed to J. Ernest Weinberg and wife, Virginia Lee Weinberg by deed from V. Morris Williams, Jr., and wife, Kay O. Williams of record in Book 4621, page 800, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 1630 Otter Creek Road, Nashville, Tennessee 37215
(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 28th day of May, 19 75

J. Ernest Weinberg, by Virginia Weinberg, attorney in fact — Virginia Lee Weinberg

J. ERNEST WEINBERG — VIRGINIA LEE WEINBERG

STATE OF TENNESSEE
Davidson County

BOOK 4919 PAGE 489

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. ERNEST WEINBERG and wife, VIRGINIA LEE WEINBERG

the bargainors, 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 28th day of May 19 75

Commission expires 2/7/79

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

J. ERNEST WEINBERG, et ux

VIRGINIA LEE WEINBERG

TO

JAMES M. CLAXTON, et ux

JANIE K. CLAXTON

PLEASE MAIL RECORDED DEED TO:

Alan L. Saturn, Esquire
26th Floor
First American Center
Nashville, Tennessee 37238

D01493

IDENTIF. REFERENCE

JUN 6 9 51 AM '75

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN-6 75	CONV	53,000.00			
JUN-6 75	S'TAX		A*	137.80	
JUN-6 75	PR'FEE		A*	.50	
JUN-6 75	W'DEED		A*	4.00	* 142.30