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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

JENE PURYEAR

TO

MICHAEL BRENT CLAXTON

mail For draftsman's use

THIS INSTRUMENT PREPARED BY:

WILLIAM B. BRUCE,
Attorney-at-Law
2108 Parkway Towers
Nashville, Tennessee 37219
244-7706

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Brent Claxton (NAME)	S A M E (NAME)	52-13
Lot 41, Miami Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	49
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	3D-52298

(FOR REGISTER'S USE)

B53682

IDENTIF. REFERENCE

JUN 15 8 53 AM '76

FEE AND TAX PAID REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 1,500.00 Lu Ann Hatcher Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 14th DAY OF June, 1976

William B. Bruce Notary Public

MY COMMISSION EXPIRES: May 14th 1979

(AFFIX SEAL)

For and in Consideration of the sum of One thousand, five hundred and no/100ths ---------- ($1,500.00) ---------- DOLLARS

I, Jene Puryear have bargained and sold, and by these presents do transfer and convey unto the said Michael Brent Claxton, his 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 No. 41 in the Plan of Wooddale Grove Annex, a plan of which is of record in Book No. 547, pages 109 and 110, Register's Office for said County.

SAID Lot No. 41 fronts 50 feet on the southeasterly side of Miami Avenue and extends back between parallel lines 150 feet to a dead line.

THERE IS INCLUDED IN THE ABOVE DESCRIBED REAL PROPERTY, BUT HEREBY EXPRESSLY EXCLUDED THEREFROM, the following parcel of land sold to the Metropolitan Government of Nashville and Davidson County, Tennessee.

Being part of Lot No. 41 on the Plan of Wooddale Grove Annex, as of record in Book 547, pages 109 and 110, Register's Office for said County, and described as follows:

Beginning at a point, said point being the Northwest corner of Lot No. 41, said point being in the Southerly right-of-way line of Miami Avenue; thence Easterly along the present Southerly right-of-way line of Miami Avenue, 50 feet to a point; said point being the Northeast corner of Lot No. 41 thence Southerly along the Easterly margin of Lot No. 41, 32 feet, more or less, to a point in the new proposed Southerly right-of-way line of Miami Avenue; thence Westerly along the new proposed Southerly right-of-way line of Miami Avenue, 50 feet to a point in the Westerly line of Lot No. 41; thence Northerly along the Westerly line of Lot No. 41, 33 feet, more or less, to the point of beginning.

Being the same property conveyed to Jene Puryear, unmarried, by deed from Edward M. Lewis, Jr., Adrian Lewis, Tupper Lewis, Monica Lewis Nimmo, Anita Lewis, and Ethel Tally Lewis, of record in Book 4313, page 768, Register's Office for Davidson County, Tennessee.

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This is { unimproved / improved } property, known as Miami Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jene Puryear, his heirs and assigns, forever.

And I do covenant with the said Michael Brent Claxton 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, Jene Puryear do further covenant and bind my heirs and representatives, to warrant and forever defend the title to the said land to the said Michael Brent Claxton, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 14th day of June, 19 76

Jene Puryear

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, William Bruce, a Notary Public in and for said County and State, the within named Jene Puryear

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee Tennessee, this 14th day of June, 19 76

William Bruce, Notary Public.

WILLIAM BRUCE NOTARY PUBLIC DAVIDSON TENN.

Commission expires May 1, 1979

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 JUN 15 CONV *1,500.00, the within named bargainor, a corporation, and that he as such JUN 15 STAX $* 3.90, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name JUN 15 RTFEE $* .50 of the corporation by self as JUN 15 DEED $* 4.00 * 8.40

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires