THIS INSTRUMENT PREPARED BY FRANK M. NEWMAN, ATTY., DONELSON, TENN.

BK 5046 PAGE 294

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Frank Claxton (NAME:)	Guaranty Mortgage Co, (NAME:)	84-14
2107 Brookview Drive (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue North (STREET ADDRESS)	85
Donelson, Tenn. 37214 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in consideration of the sum of -$10.00-

TEN and no/100 ---------- DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, we, Robert L. Smith and wife, Nancy I, Smith,

have bargained and sold, and by these presents do transfer and convey unto the said J, Frank Claxton, his

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

Being Lot No. 37 on the Map of Walnut Grove as of record in Book 2133, page 87 in the Register's Office for Davidson County, Tenn.

Said Lot No 37 fronts 144 feet on the soubherly side of Theodore Road and runs back between lines, 133.8 feet on the easterly line and 138.1 feet on the westerly line, to a dead line in the rear, on which it measures 49.6 feet.

Being the same property conveyed to Robert L. Smith and wife, Nancy I. Smith, by deed from Marcus T. Amos and wife, Frances L. Amos, as of record in Book 4616, page 269 in said Register's Office.

This conveyance is made subject to a first mortgage of record in Book 3980, page 436, and a second mortgage of record in Book 4515, page 38, and a third mortgage of record in Book 4965, page 745, all deeds of record in the Register's Office for Davidson County, Tenn., the obligation to pay which is hereby assumed by the grantee herein.

JUL 15 '76	CONV	21,745.63				
JUL 15 '76	S'TAX		B*	56.42		
JUL 15 '76	PR'FEE		B*	.50		
JUL 15 '76	W'DEED		B*	4.00	*	60.92

This is unimproved ( ) improved (X) property, known as 204 Theodore Road (House Number) (Street) Donelson, Tenn. 37214 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 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 2nd day of July, 19 76

Robert L. Smith

Nancy I. Smith

STATE OF TENNESSEE
Davidson County

BOOK 5046 PAGE 295

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L. Smith and wife, Nancy I. Smith,

the bargainor S, 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 Donelson, Tennessee, this 12th day of July 1976.

Commission expires Nov 20, 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

ROBERT L. SMITH ET UX

TO

J. FRANK CLAXTON

D 58590

IDENTIF. REFERENCE

JUL 15 12 45 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,745.63

Affiant

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

NOTARY PUBLIC

MY COMMISSION EXPIRES:

(AFFIX SEAL)