WARRANTY DEED

BOOK 5403 PAGE 639

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 500.00

Herman T. Claxton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF March, 19 79

Notary Public

MY COMMISSION EXPIRES: 10-12-82
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ROBINSON & GWIN, Attorneys 107 Donelson Pike, Nashville, TN 37214g
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herman T. Claxton et ux (NAME)	-SAME- (NAME)	Map 169
Rt. 1, (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	part of 009
Kingston Springs, TN 37082 (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, LAURA MAI S. MADDUX and husband, NOEL N. MADDUX

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HERMAN T. CLAXTON and wife, FRANCES OWEISE 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:

A one-half undivided interest in and to the following described parcel of land in Davidson County, Tennessee.

Being a part of Tract #3 of the E.C. Greek, III property, described according to an unrecorded survey dated July 23, 1975, and revised on April 23, 1976, and being more particularly described according to an unrecorded survey of P. Anthony Chapdelaine, Jr., dated September 21, 1978, as follows:

Beginning at an iron pin in the easterly margin of Lewis Road, thence with the Parker line South 85 deg. 16 min. 00 sec. East a distance of 83.37 feet to an iron pin; thence South 86 deg. 03 min. 11 sec. East a distance of 87.18 feet to an iron pin; thence South 83 deg. 08 min. 58 sec. East a distance of 37.26 feet to an iron pin at a large hickory; thence leaving the Parker line and running South 06 deg. 51 min. 02 sec. West a distance of 50.00 feet to a large oak; thence North 83 deg. 08 min. 58 sec. West, passing an iron pin offset at 1.27 feet, in all 35.99 feet to an iron pin; thence North 86 deg. 03 min. 11 sec. West a distance of 86.26 feet to an iron pin; thence North 85 deg. 16 min. 00 sec. West a distance of 62.50 feet to an iron pin near a small hickory, on the easterly margin of Lewis Road; thence with said margin, North 18 deg. 15 min. 09 sec. West 54.31 feet to the beginning, and containing .23 acres, more or less.

OVER

unimproved (XX)
This is improved ( ) property, known as _____ (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 hand S this 8th day of March, 1979

Laura Mai S. Maddux Noel N. Maddux

LAURA MAI S. MADDUX NOEL N. MADDUX

7673 03/09 7.80- CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laura Mai S. Maddux and husband, Noel N. Maddux

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 Nashville, Tennessee, this 8 day of March, 19 79

John Pugh
Notary Public.

Commission Expires 5-18-81

STATE OF
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 purpose 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

Being a part of the same property conveyed to Laura Mai S. Maddux in Book 5040, page 508, Register's Office for Davidson County, Tennessee.

The purpose of this conveyance is to pass to the Grantees herein, a one-half undivided interest in and to the property above described.

This conveyance is made subject to all restrictions, easements or other encumberances of record, or which a visual inspection of the property would reveal.

This document prepared from documents and instruments provided by the parties.

Also being a part of the same property conveyed to Noel N. Maddux by Laura Mai S. Maddux by deed of record in Book 5402, page 866, Register's Office for Davidson County, Tennessee.

E 1.7.7.1.0

TENNESSEE REAL ESTATE TRANSFER TAX
IDENTIF. REF. MAR 9 3 09 PM '79
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

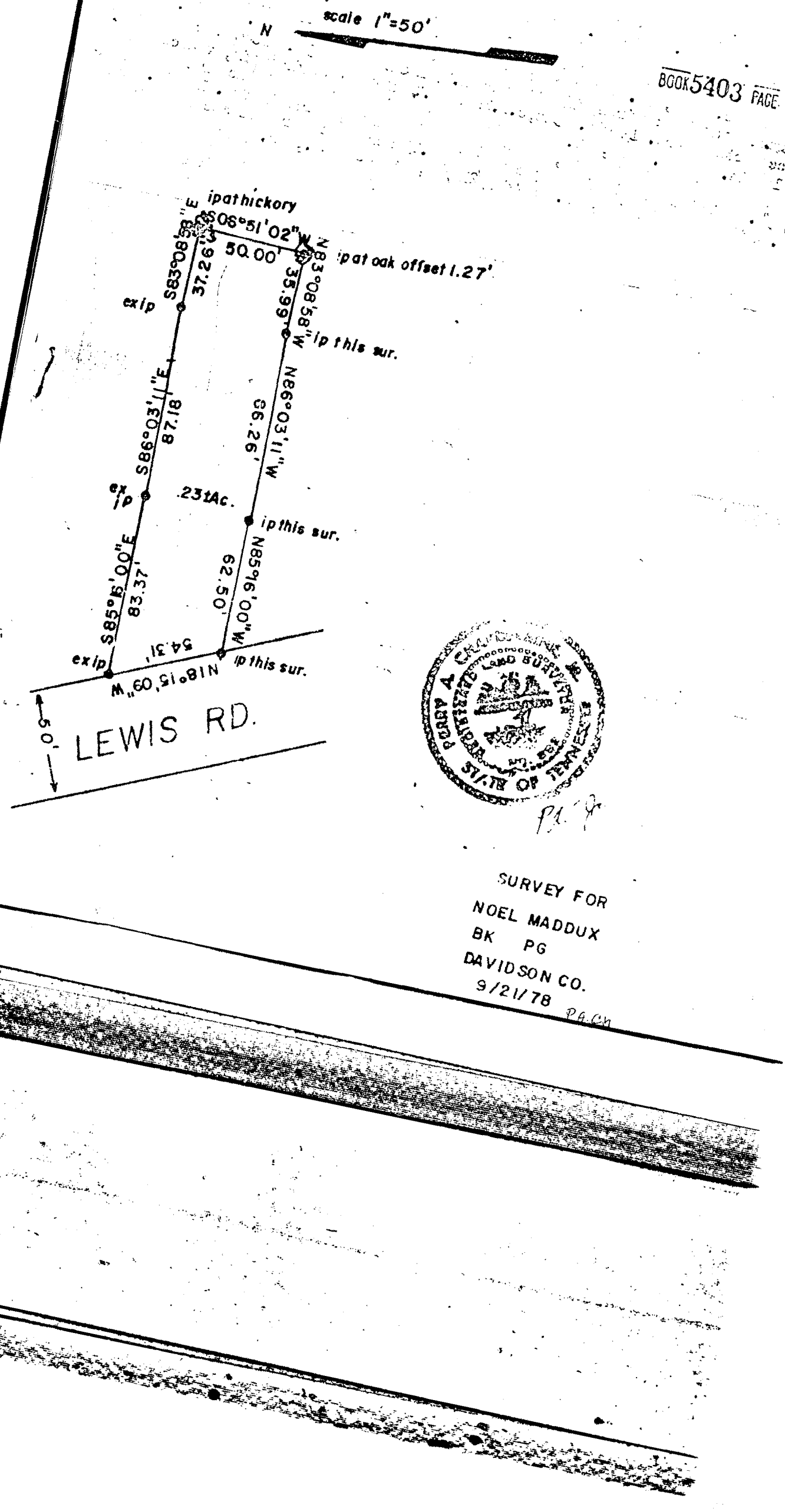
FROM
LAURA MAI S. MADDUX et vir

TO
HERMAN T. CLAXTON et ux

TITLE INSURED BY POLICY NUMBER:
NONE

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York



SURVEY FOR
NOEL MADDUX
BK PG
DAVIDSON CO.
9/21/78 P&Ch

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

500.00- CAMT.
1.30 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 7.80-
7673A03/09/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 7. L. O.

IDENTIF. REFERENCE

MAR 9 3 06 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. [illegible]