832-6766 Res

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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF November 1985

Notary Public

MY COMMISSION EXPIRES: 7-17-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phillip Saindon, Attorney, 5408 San Marcos Drive, Nashville, Tennessee 37211
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond A. Claxton (NAME)	Raymond A. Claxton (NAME)	173-00-0-079.00
945 Barnes Rd (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	173-00-0-081.00
Antioch Tenn 37013 (CITY) (STATE) (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, Brenda Nance, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raymond A. Claxton and wife, Norma W. 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 located in the 5th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a post in the line between Battle and the property herein conveyed; running thence North 3 degrees East 54.60 feet to a post in the center of a drain; thence with the center of said drain North 88 degrees east 44.50 poles to the center of Mill Creek; thence South 1-1/2 degrees West 6.50 poles to a point; thence South 25-1/2 degrees 41 poles to a point; thence South 37-3/4 degrees East 24.50 poles to a point; thence north 85-1/2 degrees West 80 poles to the point of beginning, and containing 21.13 acres, more or less.

Also a certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

Same being two tracts of ten and sixteen acres, more or less, located in the 5th Civil District of said County, and more fully described and bounded as follows:

(SEE ATTACHED MARKED EXHIBIT "A")

This is ☐ unimproved ☐ improved property, known as 945 (House Number) Barnes Road (Street) (P.O. Address) Antioch, Tn 37013 (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 my hand this 25 day of November, 19 85

Brenda Nance, Trustee

BRENDA NANCE, TRUSTEE

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda Nance, Trustee

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of November, 1988

Houston E. Hall
Notary Public

Commission Expires 10/24/88

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

BRENDA NANCE, TRUSTEE

TO

RAYMOND A. CLAXTON AND WIFE,

NORMA W. CLAXTON

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

EXHIBIT "A"

TRACT I: Known as the Old Patterson Mill Tract, and bounded on the North and east by Frank Jones, on the West by John Ware, and on the South by the lands of the said W. L. Baker, and containing ten acres, more or less.

TRACT II: Is a part of the Old Rains Tract, and begins at the northwest corner of the said W. L. Bakers line and running South to a gully; thence with said Gulley to a spring branch, thence in an easterly direction with the spring branch, to the center of Mill Creek; thence with the center of said creek to a point in the center of said creek in W. L. Bakers line; thence in a westwardly direction to the beginning & containing sixteen acres, more or less.

Included but Excluded herefrom is a certain tract or parcel of land in the 5th Civil District, Davidson County, Tennessee, described as follows:

Beginning at the southeast corner of said tract, and being the southwest corner of Frank Jones Land, formerly owned by Richard Griggs, and running north 18 poles to the center of Mill Creek; thence up Mill Creek 25 poles to the line of E. M. and S. T. Baker; thence east 22 poles to the beginning, and containing one and one-fourth acre, more or less.

Being property conveyed to Brenda Nance, Trustee, by deed from Harold F. Baker and wife, Martha Jean Baker, Stella Gillespie Mayfield and husband, Lonzo Curtis Mayfield and Margaret Ruth Moore Tabor and husband, Elroy Tabor, of record in Book 6682, page 796, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. Easement for gas lines of record in Book 2590, page 545, Register's Office for Davidson County, Tennessee, and Minute Book 125-A, page 539, First Circuit Court of Davidson County, Tennessee.

2. Easement for gas lines of record in Book 4218, page 425, re-recorded in Book 4229, page 43, Register's Office for Davidson County, Tennessee.

3. Easement for flow of Mill Creek.

5 5 6 3 6

IDENTIFICATION REFERENCE

NOV 25 10 07 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			11000.00- CASH,	
			286.00 CHECK	
			.50 MISC	
			9.00 MORT	
			CHECK 295.50-	
9821A		11/25/85 BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55636

IDENTIFICATION REFERENCE

NOV 25 10 57 AM '85

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 194957