THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
315 Deaderick Street
Suite 105
00267258
BOX 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Robert N. Claxton	Same	MAP104-13
(NAME) 223 Leonard Avenue	(NAME)	PARCEL 64
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37205	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------$10.00---------- Dollars.

Cash in hand paid by Robert N. Claxton and wife, Sue C. Claxton, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

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Anne E. Christeson and husband, Wayne Christeson

have this day bargained and sold, and do hereby transfer and convey unto the said Robert N. Claxton and wife, Sue C. Claxton

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Map of Bransford Realty Company's Subdivision of certain lots in Blocks "E", "F" & "G", in Whitland Realty Company's Subdivision, as of record in Book 547, page 53, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Anne E. Christeson, by deed from Stanley Klar and wife, Ruth D. Klar, of record in Book 6967, page 912, Register's Office for Davidson County, Tennessee.

AUG 31 1 59 PM '92
DAVIDSON COUNTY, TN

'92 08/31 0101 03CHECK 634.30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is 169,000.00

Subscribed and sworn to before me this the 28th day of August, 92

Affiant

My commission expires: 1-17-1994

(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 223 Leonard Avenue, Nashville, TN 37205
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 August, 19 92, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Anne E. Christeson

Anne E. Christeson

Wayne Christeson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned *a Notary Public in and for said County and State* Anne E. Christeson and husband, Wayne Christeson

the within named bargainor s, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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* August, *19* 92

Commission expires 1-17-1994 *Notary Public*

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 (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____

_____ *Notary Public*

Commission expires _____

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WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4831
NASHVILLE, TENNESSEE 37238

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
				CAMT 169000.00
				CON TX 625.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 634.30
				CHECK 634.30
08/31/92		01		13:54 0001 5537

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 1 1:2 8.

IDENTIFICATION REFERENCE

AUG 31 1 53 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 565255