This instrument prepared by Jim Sowell, Attorney at Law, 117 Highway 70-East, Dickson, Tennessee 37055.

MAP 169 GROUP 00 PARCEL 16

WARRANTY DEED BOOK 8844 PAGE 296

FOR AND IN CONSIDERATION OF the sum of Thirty-Nine Thousand ($39,000.00) Dollars, cash in hand paid to me, the receipt of all of which is hereby acknowledged, I, MABLE TUCKER MANGRUM, a single person, have bargained and sold and by this instrument do transfer and convey unto HERMAN T. CLAXTON and wife, FRANCES O. CLAXTON, their heirs and assigns, the following tracts or parcels of land, said property being more particularly described, as follows:

Lying and being situated in the Ninth Civil District of Davidson County, State of Tennessee, and bounded and described as follows:

Lying and being located approximately 17 miles West of the City of Nashville and more particularly described as follows: BEGINNING at a pont in the center of State Highway No. 100 where said highway intersects Glenn Perry's line; thence North 35 degrees West 111 feet to the center of the Old Harding Pike in Ashburn's line; thence with his line and said Harding Pike (old road), North 45 degreers East 66 feet to a stake in same; thence North 59 degrees East 296 feet to a stake in said old road; thence North 54 degrees 15 minutes East 225 feet to a stake in said old road; thence South 84 degrees 15 minutes East 166 feet to a stake; thence South 63 degrees 30 minutes East 307 feet to a stake in said old road; thence South 7 degrees 30 minutes West 123 feet to a point in the center of State Highway No. 100; thence South 80 degrees West 853 feet to the beginning.

Being the same property conveyed to Mable Tucker Mangrum by warranty deed from Herbert L. York and wife, Sue York, dated April 29, 1960, and recorded Deed Book 3136, Page 99, of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Herman T. Claxton and wife, Frances O. Claxton, their heirs and assigns, forever. And I do covenant with the said Herman T. Claxton and wife, Frances O. 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 do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title

to said land to the said Herman T. Claxton and wife, Frances O. Claxton, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this the 15th day of January, 1993.

Mabel Tucker Mangrum

MABLE TUCKER MANGRUM

BOOK 8844 PAGE 297

STATE OF TENNESSEE

COUNTY OF Dickson

Personally appeared before me, James W. Sowell, a Notary Public in and for said State and County, the within named, MABLE TUCKER MANGRUM, a single person, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Dickson, Tennessee, this the 15th day of January, 1993.

James W. Sowell
Notary Public

My Commission Expires: May 21, 1996.

JAMES W. SOWELL NOTARY PUBLIC DICKSON COUNTY, TN

SEND STATEMENT FOR TAXES TO: (New Owner)

Herman T. Claxton
9051 Hester Beasley Rd.
Nashville, Tn. 37221

or the transfer or value of the property, whichever is greater, is $39.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

affiant

Subscribed and sworn to before me this the 15 day of Jan 1993

James W. Sowell

Commission expires 5-21-96

JAMES W. SOWELL NOTARY PUBLIC DICKSON COUNTY, TN

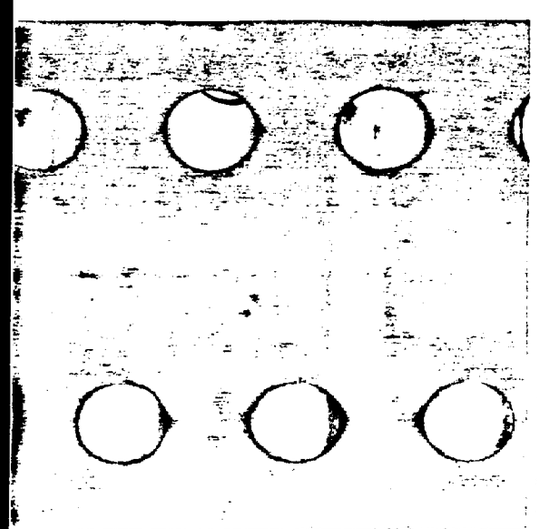
IDENTIFICATION REFERENCE

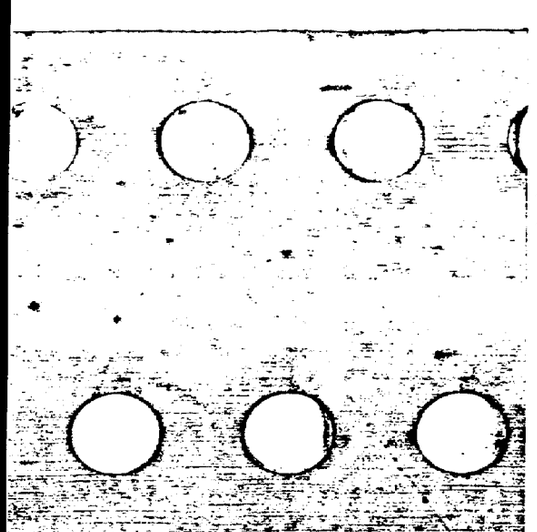
JAN 20 10 07 AM '93

BOOK Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

7946 01/20 0101 03CHECK 153.30

8451.0





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

RECEIVED OF _____

FOR _____

BOOK 8844 PAGE 298

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 39000.00
				CON TX 144.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 153.30
				CHECK 153.30
			01/20/93 01	10:05 0001 7946

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8451:0

IDENTIFICATION REFERENCE

JAN 20 10 07 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 612690