BOOK 9623 PG 887

THIS INSTRUMENT PREPARED BY: **Jack W. Robinson, Sr.** **GULLETT, SANFORD, ROBINSON & MARTIN** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Box 44	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $180,000.00. Herman T. Claxton **AFFIANT** Subscribed and sworn to before me, this 21st day of March, 1995. Notary Public My Commission Expires: 5/22/98

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Herman T. Claxton and wife, Frances O. Claxton 5801 Temple Road Nashville, TN 37221	SAME (5821 Temple Road for mailing address)	156-09-038 9D 79407

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES GANN**, as devisee under the Will of Erlon Ernest Taylor of record in Will Book 195, page 192, Probate Court Clerk's Office of Davidson County, Tennessee, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **HERMAN T. CLAXTON AND WIFE, FRANCES O. CLAXTON**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

TRACT *I:*
Land in the 9th, formerly 14th, Civil District of Davidson County, Tennessee, being part of Tract No. 7 in the partition of J. H. Wright's Belleview Farm, a plan not of record, described according to a survey made by Hal R. Swann, Jr., Surveyor, dated August 28, 1965, as follows:

Beginning at an iron post on the easterly margin of Temple Road, said point being south 20 deg. 30 min. west 120 feet from the southeast corner of said Temple Road and Marler Road; thence with the easterly margin of said Temple Road, South 20 deg. 30 min. West 350 feet; thence South 67 deg. 50 min. East 250 feet; thence North 20 deg. 30 min. East 350 feet; thence North 67 deg. 50 min. West 250 feet to the beginning.

Being the same property conveyed to Erlon E. Taylor and wife, Lilly F. Taylor by deed from John T. Marler, Jr., and wife, Margaret Marler, of record in Book 3938, page 380, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description, but specifically **EXCLUDED** from this conveyance is that property conveyed to John T. Marler and wife, Margaret P. Marler of record in Book 4450, page 596, Register's Office for Davidson County, Tennessee, described as follows:

Land in the 9th, formerly 14th, Civil District of Davidson County, Tennessee, being the northerly 73 feet of the E. E. Taylor tract as shown on a survey by Hal R. Swann, Jr., August 28, 1965, described as follows:

Beginning at an iron post on the easterly side of Temple Road, 120 feet south of Marler Road, thence South 20 deg. 30 min. West 73 feet to a stake, thence South 67 deg. 50 min. East 250 feet to an iron post; thence North 20 deg. 30 min. East 73 feet to an iron post; thence North 67 deg. 50 min. West 250 feet to the point of beginning, containing 0.42 acres, ore or less, and shown as Tract No. 2 on a plan by Hal R. Swann, Jr., dated March 14, 1970.

TRACT II:
Land in the 9th, formerly 14th, Civil District of Davidson County, Tennessee, beginning at the southeast corner of the E. E. Taylor tract as shown on a survey by Hal R. Swann, Jr., dated August 28, 1965, and described as follows:

.....thence South 67 deg. 50 min. East 52.14 feet to a point, thence North 20 deg. 30 min. East 277.0 feet to a point; thence North 67 deg. 50 min. West 52.14 feet to a point in the easterly line of the aforesaid E. E. Taylor tract, thence with same South 20 deg. 30 min. West 277.0 feet to the point of beginning, and containing 0.42 acres, more or less, and shown as Tract No. 3 on a plan by Hal R. Swann, Jr., dated March 14, 1970.

Being the same property conveyed to Erlon E. Taylor and wife, Lily W. Taylor, by deed from John T. Marler, Jr., and wife, Margaret P. Marler, of record in Book 4450, page 598, Register's Office for Davidson County, Tennessee.

INCLUDED IN TRACTS I AND II ABOVE, BUT SPECIFICALLY EXCLUDED from this conveyance is that property conveyed to Robert E. Parks and Bill Powell Cooper, of record in Book 6761, page 400, Register's Office for Davidson County, Tennessee, described as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, located 350 feet, more or less, south of Highway 100 and 250 feet, more or less, east of Temple Road and being the easterly portion of the land of Erlon E. Taylor and wife, of record in Book 3938, page 380, Register's office for Davidson County, Tennessee, and described according to a survey of Barge, Waggoner, Sumner and Cannon, dated December 3, 1985, as follows:

Beginning at an iron pin in the northerly line of said Taylor, said iron pin being South 65 deg. 12 min. 52 sec. East, 256.94 feet from Taylor's northwest corner which is in the easterly margin of Temple Road, said iron pin also being in a westerly line of Robert E. Parks; thence with Taylor's north line, South 65 deg. 12 min. 52 sec. East 46.10 feet to a metal post in Parks' west line; thence with Taylor's east line, South 21 deg. 44 min. 13 sec. West, 276.50 feet to a corner post at Taylor's southeast corner; thence with Taylor's South line, North 65 deg. 09 min. 53 sec. West, 53.75 feet to a corner post; thence severing the lands of said Taylor, North 23 deg. 19 min. East 276.15 feet to the point of beginning, containing 13,799 square feet or 0.32 acres, more or less.

Being the same property devised to James Gann by will of Erlon Ernest Taylor of record in Will Book 195, page 192, Probate Court Clerk's Office of Davidson County, Tennessee; the said Lilly F. Taylor having predeceased Erlon Ernest Taylor (being one and the same as Erlon E. Taylor).

This conveyance is made subject to 1995 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

This is improved property known as 5801 Temple Road, Nashvile, TN 37221.

Subject property is not the usual place of residence of Grantor or his spouse.

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 I covenant with the said Grantees 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, unless otherwise herein set out; and further covenant and bind myself, my heirs and assigns, 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 person 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 hands this 21 day of March, 1995.

James H. Gann

James Gann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES GANN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21ST day of March, 1995.

Linda F. Turner

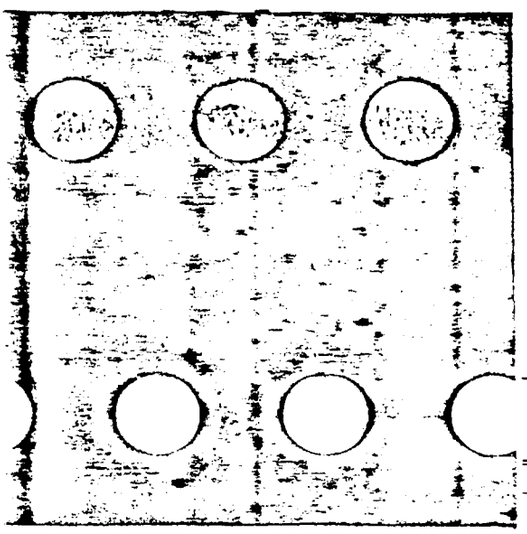
Notary Public

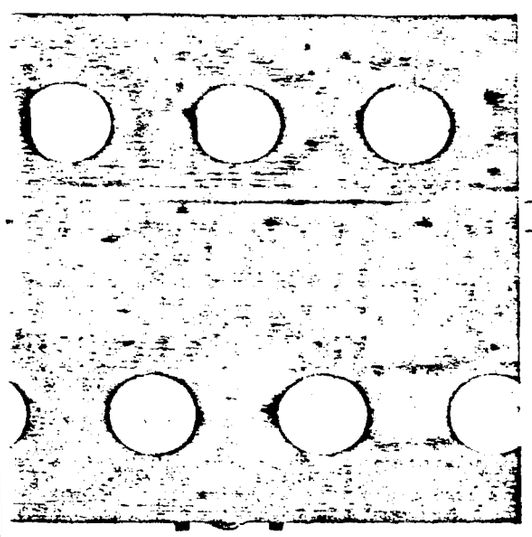
My Commission Expires: 5/23/98

2375 03/21 0101 03CHECK 679.00

43849
IDENTIF. & REFERENCE

95 MAR 21 AM 11:14
FELIA E. [illegible] REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9623 PG 859

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 180000.00
CON TX 666.00
PRFEE 1.00
WDEED 12.00
TOTAL 679.00
CHECK 679.00

03/21/95 01 11:15 0001 2375

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43849
IDENTIF. & REFERENCE

95 MAR 21 AM 11:14

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 891950