This instrument was prepared by CLYDE P.HOLLAND, Attorney. Law Firm of Warfield, Entrekin & Jones, American Trust Building, Nashville, Tenn.

WARRANTY DEED

BOOK 4180 PAGE 699

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JAMES H. CLAYBROOKS and wife (NAME)	FIRST & MID-SOUTH MORTGAGE CO. (NAME)	
709 ROWAN DRIVE (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Map 59-11
NASHVILLE, TENNESSEE (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 23

For and in Consideration of the sum of TEN AND NO/100---------- ----------($10.00)----------*DOLLARS* cash in hand paid by JAMES H. CLAYBROOKS and wife, SHELBA CLAYBROOKS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

W. O. SIMPKINS and GEORGE GIANIKAS,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES H. CLAYBROOKS and wife, SHELBA CLAYBROOKS, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 282 on the Plan of Haynes Manor, Section 2, as of record in Book 3700, page 88, Register's Office for Davidson County, Tennessee.

SAID Lot No. 282 fronts 65 feet along the southeasterly margin of Rowan Drive and runs back 154.3 feet on the northeasterly line and 151.5 feet on the southwesterly line to a line at the rear measuring 65 feet thereon.

BEING part of the same property conveyed to W. O. Simpkins and George Gianikas as tenants in common by deed from Lineberger Development Company of record in Book 4091, page 905, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is made subject to restrictions of record in Book 4062, page 443, as amended in Book 4081, page 854, said Register's Office and the Plan of record in Book 3700, page 88, said Register's Office shows an owners certificate, a 30-foot minimum building setback line from Rowan Drive and a 10-foot easement for public utility purposes along the rear line of said lot and a 2.5 x 30-foot utility anchor easement located on the northeasterly corner of said lot.

unimproved ( ) This is improved ( ) property, known as 709 (House Number) Rowan Drive (Street) P. O. Address: Nashville (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES H. CLAYBROOKS and wife, SHELBA CLAYBROOKS, their *heirs and assigns, forever.*

And we *do covenant with the said* JAMES H. CLAYBROOKS and wife, SHELBA CLAYBROOKS *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.*, except for current taxes and as noted above.

And we, W. O. SIMPKINS and GEORGE GIANIKAS *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* JAMES H. CLAYBROOKS and wife, SHELBA CLAYBROOKS, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 2nd *day of* October, *1967*, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

STATE TAX $ 2.02
PROBATE .50
TOTAL $ 2.52

W. O. SIMPKINS

GEORGE GIANIKAS

OCT 13 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID OCT 13 1967

BOOK 4180 PAGE 700

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* W. O. Simpkins and George Gianikas .....

.....

.....

the within named bargainorS , 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* 2nd *day of* October, *19* 67.

Commission expires 5-3-70 ..... *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, 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.....

$14,000.00

WARRANTY DEED

FROM
W. O. SIMPKINS and
GEORGE GIANIKAS

TO
JAMES H. CLAYBROOKS
and wife,

SHELBA CLAYBROOKS

92210

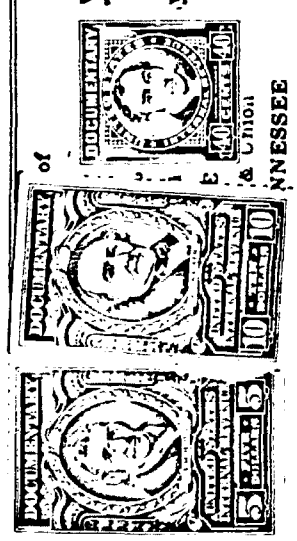
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Oct 13 12 18 PM '67

NOTE BOOK 117 PAGE 198

RECORDING FEE $ 3.00

DEP. REG. .....



Mail To
American First Nat'l Bank
1000 Main
Nashville, Tenn. 37202