This instrument prepared by:
YELTON & TURNER
P. O. Box 8
Mt. Juliet, Tennessee

Send tax bills to:
John G. Claybrooks Sr. etux
4505 Clarksville Hgwy
Mack Dunn 3721 Gallatin

83-6-261

WARRANTY DEED

BOOK 5216 PAGE 776

THIS INDENTURE made and entered into on this the 31st day of October 19 77, by and between

JIMMY L. DIXON AND DALLAS E. BROWN

hereinafter referred to as the GRANTORS, and

JOHN G. CLAYBROOKS, SR., AND WIFE, GWENDOLYN B. CLAYBROOKS

hereinafter referred to as the GRANTEES.

WITNESS, That for and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid GRANTORS by GRANTEES

NOV-1E	CONV	10,000.00			
NOV-1ES'TAX			B*	26.00	
NOV-1EPR'FEE			B*	.50	
NOV-1E	W'DEED		B*	4.00	* 30.50

the receipt and sufficiency of which is hereby acknowledged, the said GRANTORS have this day bargained and sold and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, the following described tract or parcel of land, to-wit:

Lying and being in the Civil District of Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 37 and 1 foot off the southerly side of Lot No. 36 on the Plan of Olivia W. Sharpe's Addition to Nashville, as of record in Book 332, Page 17, Register's Office for said County and described as follows:

Beginning at the westerly margin of Chapel Avenue at the corner of Lots Nos. 37 and 38, being 106.5 feet northerly from the northerly margin of Eastland Avenue; running thence westwardly with the line between said Lots 37 and 38 262.5 feet to an alley; thence northwardly with said alley 51.5 feet to a point in Lot 36; thence easterly 248 feet, more or less, to a point in the westerly margin of Chapel Avenue, 162.5 feet from the northerly margin of Eastland Avenue; thence southerly 56 feet to the beginning.

Being the same property conveyed to Jimmy L. Dixon and Dallas E. Brown by deed dated October 4, 1977 from Raymond L. Barrett, Clerk and Master, of record in Deed Book 5211, Page 639, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $10,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant John G. Claybrooks, Sr.

Subscribed and sworn to before me this the 1st day of Nov. 19 77

~~Notary Public~~ W. C. Tiesinga

YELTON & TURNER
ATTORNEYS AT LAW
106 MT. JULIET ROAD
MT. JULIET, TENNESSEE 37122

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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever; and the said GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unincumbered.

The GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS OUR HANDS on this the day and date first above written.

E 3427 IDENTIF. REFERENCE

NOV 1 10 03 AM '77
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Dallas E. Brown

Jimmy L. Dixon

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor,

JIMMY L. DIXON AND DALLAS E. BROWN

with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office in DAVIDSON COUNTY, TN, on this the 31st, day of October 1977.

Jewel D. Jenkins
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/3/80

JEWEL D. JENKINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.