This instrument prepared by Jerry C. Shelton, Attorney at Law,
Springfield, Tennessee

BOOK 5229 PAGE 110

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Thomas Claybrooks (NAME)	Same (NAME)	92-2-426
82 Hart Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	11W-3050
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

mcad

FOR AND IN CONSIDERATION of the sum of Sixteen Thousand and 00/100 *Dollars,*

cash in hand, payment of which is hereby acknowledged,

we, Eugene R. Fuggett and wife, Blanche Fuggett

have this day bargained and sold, and do hereby transfer and convey unto the said William Thomas Claybrooks

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Lot No. 157, Block 7, in the Heffernan Place as of record in Book 161, page 138, Registers Office for Davidson County, Tennessee. Said lot no. 157 fronts 50 feet on the north side of Albion Street and extends back between parallel lines 140 feet to an alley.

Being the same property conveyed to Eugene R. Fugget and wife, Blanche Fuggett by deed from P. H. Lockridge and wife, Idella Lockridge of record in Book 1126, page 189, Registers Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 16,000.00

Subscribed and sworn to before me, this the ____ day of December 19 77

Affiant

My commission expires: May 9 1979 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2504 Albion (House Number) (Street) Nashville, Tennessee (P. O. Address: City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said William Thomas Claybrooks his *(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,* except zoning violation in Book 4948 page 204 said Registers Office, and unpaid 1977 taxes which have been prorated and assumed by Grantee. We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William Thomas Claybrooks his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 1st *day of* Dec, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Eugene R. Fuggett
X Blanche V. Fuggett

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, VERNON H. DIXON, JR. *, a Notary Public in and for said County and State,* Eugene Fuggett, Blanche Fuggett *the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *this* 1 *day of* December, *19* 77

Commission expires May 9, 1979

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.....

WARRANTY DEED

FROM

Eugene R. Fuggett and wife, Blanche Fuggett

TO

William Thomas Claybrooks

DEC-27 CONV 16,000.00
DEC-27 S'TAX B* 41.60
DEC-27 PR'FEE B* .50
DEC-27 W'DEED B* 4.00 * 46.10

E 39835

IDENTIF. REFERENCE

DEC 2 11 58 AM '77

FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238