78-5-11
FORM NO. WD-1

BOOK 5282 PAGE 712

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,812.27

John G. Claybrooks, Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF May 19 78

Notary Public

MY COMMISSION EXPIRES: 6/7/80
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 908 Fidelity Federal Building, Nashville, TN, 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Claybrooks (NAME)	The Lomas & Nettleton Company (NAME)	20W-925
203 Berry Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 964 (STREET ADDRESS)	82-7-244.1
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RALPH E. HOBBS and wife, BETTY HOBBS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN G. CLAYBROOKS, SR. and wife, GWENDOLYN B. CLAYBROOKS,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 2 on the Plan of the Resubdivision of a part of the John W. Bryan Property of record in Book 3500, page 44, said Register's Office, described as follows:

SAID Lot No. 2 fronts 57 feet on the northerly side of Berry Street and extends back between parallel lines 165 feet to an alley.

BEING the same property conveyed to Ralph E. Hobbs and wife, Betty Hobbs, by deed from Matthew White and wife, Mattie R. White, of record in Book 4828, page 588, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

As part of the above consideration, the Grantee(s) herein assume and agree to pay the unpaid principal balance owing on a certain note executed by the Grantor(s) herein to The Lomas & Nettleton Company in the original sum of $17,900.00 of record in Book 4828, page 590, said Register's Office.

This is unimproved ( ) improved (X) property, known as 203 Berry Street, Nashville, TN
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 persons 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 hand s this 3rd day of May, 1978

Ralph E. Hobbs
RALPH E. HOBBS

Betty Hobbs
BETTY HOBBS

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ralph E. Hobbs and Betty Hobbs

the bargainor S, 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 3rd day of May 19 78

Commission expires 6/7/80

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

FILE IN BOX 4

WARRANTY DEED

FROM

RALPH E. HOBBS and wife,

BETTY HOBBS

TO

JOHN G. CLAYBROOKS, SR. and wife,

GWENDOLYN B. CLAYBROOKS

E. 6. 4. I. O. J.

IDENTIF. REFERENCE

MAY 8 2 14 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY-8 78	CONV	18,812.27			
MAY-8 78	S'TAX		B*	48.88	
MAY-8 78	PR'FEE		B*	.50	
MAY-8 78	W'DEED		B*	4.00	* 53.38

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.