BOOK 5399 PAGE 30

FORM NO. WD-1

4292 02/27 48.70- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,000.00

Rosie Lee Sherrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 1979.

Notary Public

MY COMMISSION EXPIRES: 10/17/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Alan L. Saturn, Atty., 20th FL.-First American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosie Lee Sherrell (NAME)	SAME (NAME)	81-11
1624 16th Ave., North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	359
Nashville, TN 37208 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	2W 28725

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, JOHN G. CLAYBROOKS, SR. and wife, GWENDOLYN B. CLAYBROOKS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROSIE LEE SHERRELL

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:

LAND in Davidson County, Tennessee, being the south 50 feet of Lot No. 300 on the Map of D. T. McGavock and Others Addition, as of record in Book 21, page 41, said Register's Office, and being known as Lot No. 3 on the Map of the Resubdivision of Lots No. 299, 300 and 301 by Sylvan Homes, Inc., and described as follows:

SAID Lot No. 3 fronts 50 feet on the easterly side of 16th Avenue, North and runs back between parallel lines, parallel to and 150 feet south of Wheeless Street, 170 feet to an alley in the rear.

BEING the same property conveyed to John G. Claybrooks, Sr. and wife, Gwendolyn B. Claybrooks, by deed from Yvonne Senter, of record in Book 5260, page 731, said Register's Office.

This is { } unimproved { X } improved property, known as 1624 16th Avenue, North, Nashville, TN 37208
(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 23rd day of February, 1979

John G. Claybrooks, Sr.
JOHN G. CLAYBROOKS, SR.

Gwendolyn B. Claybrooks
GWENDOLYN B. CLAYBROOKS

STATE OF TENNESSEE
Davidson County

BOOK 5399 PAGE 31

Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named John G. Claybrooks, Sr. and wife, Gwendolyn B. Claybrooks

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 23rd day of February 19 79

Commission expires 10/17/82

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, 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

WARRANTY DEED

FROM
John G. Claybrooks, Sr.

TO
Rosie Lee Sherrell

Please record and file in Box "7"

F. I. 5 8 4 0

IDENTIF. REFERENCE

FEB 27 11 11 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.