BOOK 7038 PAGE 620

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$49,000.00 Daryl D Claybrooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November, 19 86

Notary Public

MY COMMISSION EXPIRES: 4/19/87
(AFFIX SEAL)

File # 20088
Loan # 15380

Box 7

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| DARRYL D. CLAYBROOKS | Atlantic Coast Mortgage Company | MAP 82-9 |
| (NAME) | (NAME) | |
| 1327 A 7th Avenue, North | 3975 University Drive | PAR 19 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tn 37208 | Fairfax, Virginia 22030 | 1W 21610 |
| (CITY) (STATE) (P.O. ZIP) | (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, BOND & BOND REALTY, INC. and CANAAN PROPERTIES, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DARRYL D. CLAYBROOKS and wife, MARCELLA M. 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:

LAND In Davidson County, Tennessee, being Lot No. 40A, Zone Lot Division of Lot 40 of the Resubdivision of Lot 40 of North Nashville Real Estate Company's Plan of Lots, as of record in Book 6200, page 424, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bond & Bond Realty Inc. and Canaan Properties, Inc by quitclaim deed from Cumberland Builders, Inc. of record in Book , Page , Register's Office for Davidson County, Tennessee.

62637

IDENTIFICATION REFERENCE

Nov 13 9 09 AM '86

CLERK

X 1327 A 7th Avenue, North, Nashville, Tn 37208

unimproved ( ) This is improved ( ) property, known as
(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 their hand s this 7th day of November, 19 86

BOND & BOND REALTY, INC.
By: JOHNNIE BOND, PRESIDENT

CANAAN PROPERTIES, INC.
By: JOHNNIE BOND, PRESIDENT

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**STATE OF TENNESSEE**
**Davidson County**

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

_____

_____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

**STATE OF TENNESSEE**
**Davidson County**

Before me, undersigned a Notary Public in and for the State and County aforesaid, personally appeared Johnnie Bond

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President

_____of the Bond & Bond Realty, Inc.

a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville Tennessee this 7th day of November, 1986.

_____Notary Public

Commission Expires 4-19-87

ALAN L. SATURN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

BOND & BOND REALTY, INC.

TO

CANAAN PROPERTIES, INC.

DARRYL D. CLAYBROOKS

MARCELLA M. CLAYBROOKS

Saturn & Mazer, Attorneys
Row 1
Box 7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Johnnie Bond, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the Canaan Properties, Inc. a corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 7TH day of November 1986.

My Commission Expires: 4-19-87

_____
Notary Public

ALAN L. SATURN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 400[illegible].00- | CAPIT. |
| | | | 1372.30 | CSTAX |
| | | VB | 1372.30- | CSTAX |
| | | | 137.20 | CSTAX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDE[illegible] |
| | | | CHECK | 143.70- |
| | | | 520CA[illegible]/13/86 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62637

IDENTIFICATION REFERENCE

Nov 13 9 09 AM '86

[illegible] REGISTER
DAVIDSON COUNTY, TN

No. 11277