*This Instrument Prepared By:*
*HAROLD REEVES, ATTORNEY P.C.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

*File Box 24*

BOOK 8576 PAGE 130

ADDRESS NEW OWNER:
Nannette L. Claybrooks
2124 Richmond Hill Drive
Nashville, Tennessee 37207

SEND TAX BILL:
*To Mortgagee*

MORTGAGEE:
First Investment Company
4300 E. Broad Street
Columbus, OH 43213

MAP AND PARCEL:
MAP 59-13
PARCEL 12
12DZ-95111

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Michael A. Sadler and wife, Vanessa G. Sadler hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Nannette L. Claybrooks, unmarried , hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 9, on the Plan of Golden Valley Estates, Section 1 , of record in Plat Book 4175, Page 142, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Michael A. Sadler and wife, Vanessa G. Sadler, by deed from William H. Turner and wife, Wanda M. Turner of record in Book 7829, Page 230, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by First Investment Company of record in Book 7829, Page 233, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

This conveyance is subject to restrictions of record in Book 4447, Page 108, and as amended in Book 4447, Page 594; and such easements and setback lines of record in Book 4175, Page, 142, said Register's Office.

This is improved property known as 2124 Richmond Hill Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nannette L. Claybrooks, unmarried, her heirs and assigns, forever; and we, Michael A. Sadler and wife, Vanessa G. Sadler do covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 16th day of March, 1992.

Michael A. Sadler

Michael A. Sadler

Vanessa G. Sadler

Vanessa G. Sadler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michael A. Sadler and wife, Vanessa G. Sadler the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 16th day of March, 1992.

Jane T. Floyd

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 5/22/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 52,321.20.

Marrette L. Claybrooks

AFFIANT

Subscribed and sworn to before me this 16th day of March, 1992.

Jane T. Floyd

NOTARY PUBLIC
My Commission Expires: 5/22/93

NOTARY PUBLIC AT LARGE

92920

IDENTIFICATION REFERENCE

MAR 17 10 27 AM '92

DAVIDSON COUNTY, TN

7067 03/17 0101 03CHECK 200.51

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

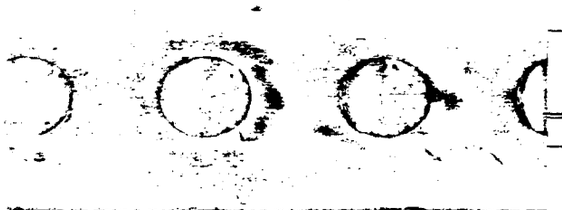
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

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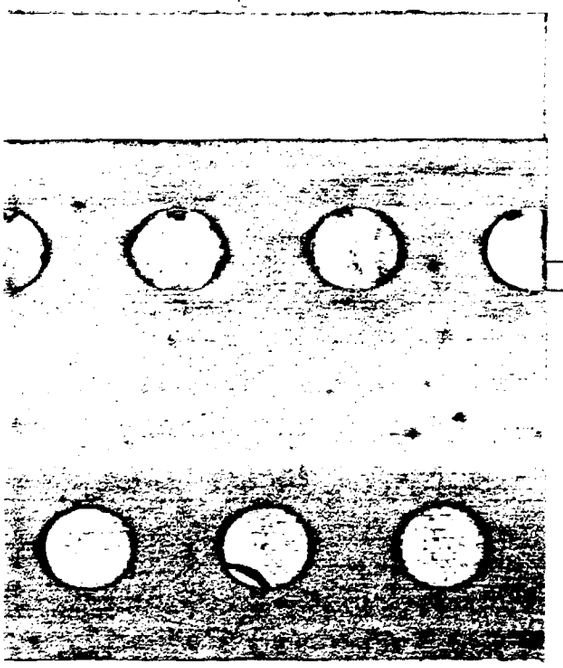


CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 52321.20 |
| | | | | CON TX 193.51 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 200.51 |
| | | | | CHECK 200.51 |
| | | | 03/17/92 01 | 10:29 0001 7067 |



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92920

IDENTIFICATION REFERENCE

MAR 17 10 27 AM '92

DAVIDSON COUNTY, TN

No. 511492