34530

IDENTIFICATION REFERENCE

WARRANTY DEED

APR -4 PM 3:29

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 Crestmoor Rd.,
Nashville, TN 37215

BOOK 9299 PAGE 161

THIS INDENTURE, made and entered into as of the **24th** day of **March, 1994** by and between

HUBERT W. CLAIBORNE, AND WIFE,, and HAZEL M. CLAIBORNE ,

hereinafter referred to as Grantor, and

STEVEN A. CLAIBORNE, UNMARRIED, and FREDERICK C. JONES, AND WIFE,, and LINDA JONES ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

BEING LOT NO. 52 ON THE PLAN OF MERTIE MILWEE PROPERTY, OF RECORD IN BOOK 2331, PAGE 117, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 52 FRONTS 70 FEET ON THE SOUTH SIDE OF DESOTO DRIVE AND RUNS BACK BETWEEN LINES, 155.8 FEET ON THE WEST LINE AND 161.9 FEET ON THE EAST LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 71 FEET.

BEING THE SAME PROPERTY CONVEYED TO HUBERT W. CLAIBORNE AND WIFE, HAZEL B. CLAIBORNE BY WARRANTY DEED FROM CARL BATSON, INC., OF RECORD IN BOOK 2549, PAGE 457, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

THIS CONVEYANCE SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 1787, PAGE 403, BOOK 2499, PAGE 289 AND IN BOOK 2538, PAGE 99, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Hubert W. Claiborne
HUBERT W. CLAIBORNE

Hazel M. Claiborne
HAZEL M. CLAIBORNE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **HUBERT W. CLAIBORNE, AND WIFE,, and HAZEL M. CLAIBORNE** , the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this **24th** day of **March, 1994**.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

Commission Expiration: 2/11/95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$63,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

Subscribed and sworn to before me this **24th** day of **March, 1994.**

Notary Public

Commission Expiration: 2/11/95

9128 04/04 0101 CHECK 245.43

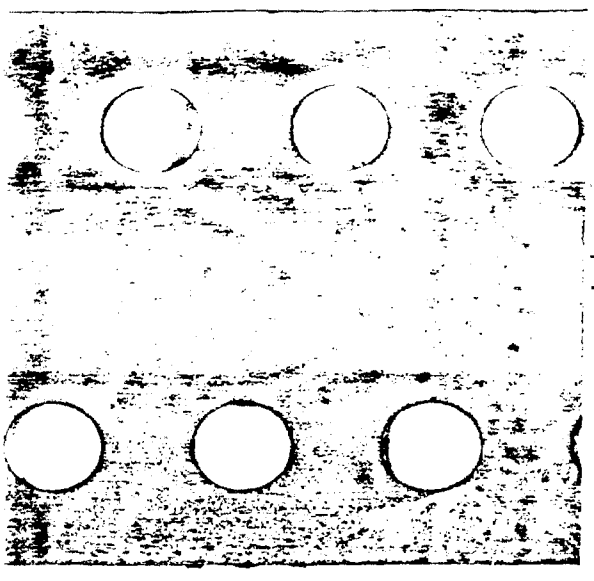
RETURN TO:
Anderson & Jordan Escrow Company, Inc.
2323 Crestmoor Rd.
Nashville, TN 37215

SEND TAX BILLS TO:
STANDARD FEDERAL BANK
214 Overlook Circle Ste# 150
Brentwood, TN 37027

PROPERTY ADDRESS:
107 DESOTO DRIVE
NASHVILLE, TN. 37201

MAP PARCEL NUMBER
119-3-13





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

RECEIVED OF _____

FOR _____

BOOK 9299 PAGE 163

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
				CAMT 63900.00
				CON TX 236.43
				PRFEE 1.00
				WDEED 8.00
				TOTAL 245.43
				CHECK 245.43
04/04/94	01			15:30 0001 9128

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34530
IDENTIF. & REFERENCE

94 APR -4 PM 3:29

REGISTER
DAVIDSON COUNTY, TN.

No. 774388