0172588

IDENTIFICATION REFERENCE

98 MAR 18 AM 10:14

BOOK 10019 PG 510

THIS INSTRUMENT PREPARED BY:
LIBERTY ESCROW, INC.
417 Welshwood Drive, Suite 109
Nashville, TN 37211

Address New Owner As:

Joan C. Clayton
2816 Nocturne Forrest Drive
Nashville, TN 37207

Send Tax Bills To:

Fleet Mortgage Corp
783 Old Hickory Bv. Ste 301
Brentwood, Tn
37027

Map & Parcel- 105-A-49CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we CUMBERLAND BUILDERS, INC., the GRANTORS herein, have this day bargained and sold and do hereby sell, transfer and convey unto Joan C. Clayton and husband Biars Davis, Jr., the GRANTEES herein, their heirs and assigns, the following described tract or parcel of land located in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 49 on the Plan of Nocturne Forest, Phase I, of record in Plat Book 7900, pages 20-22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Cumberland Builders, Inc. by Quitclaim deed of record in Book 10019, page 508, said Register's Office.

This conveyance is made subject to all restrictions and easements of record in said Register's Office, if any.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, their heirs, successors, and assigns forever; and we do covenant with the said Grantees, their heirs, successors, and assigns, that we are lawfully seized in fee of said land; that they have a good and perfect right to make this conveyance; that said land is unencumbered unless otherwise

herein set out; and we do further covenant and bind ourselves, our heirs and assigns to warrant and forever defend the title in and to said land against the lawful claims and demands of all person, whomsoever.

WHEREVER USED HEREIN the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND on the date contained in the notary acknowledgement below.

CUMBERLAND BUILDERS, INC.

By: Rick Holcomb Vice Pres.

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rick Holcomb with whom I am personally acquainted (Or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as Vice President of Cumberland Builders, Inc., the bargainor, as the free act and deed of Cumberland Builders, Inc. by signing the name of Cumberland Builders, Inc. by Rick Holcomb as Vice President.

WITNESS my hand and seal, at office in Nashville, Tennessee this 29th day of March, 1996.

Patsi B Smith
Notary Public

My commission expires: 6-13-98

STATE OF TENNESSEE COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction if $ 140,000.00

Joan C. Clayton
Affiant

Sworn to and subscribed to before me this 29th day of March, 1996.

Patsi B Smith
Notary Public

My commission expires: 6-13-98

My Commission Expires 6-1-98

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10019 PG 512

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			DEED	
				140000.00
			[illegible]	518.00
			PRFEE	1.00
			[illegible]	5.00
			[illegible]	527.00
			DEED	527.00
[illegible]		2[illegible]	[illegible]	[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0172588

IDENTIFICATION REFERENCE

95 APR 18 AM 10: 14

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 1029782