BOOK 10062 PG 770

96 MAY 28 PM 2:35

REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0185772

PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE IS MADE AND ENTERED INTO THIS 16th day of **May, 1996**.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, ANN H. EPLEY, A WIDOW, herein referred to as Grantor, has this day bargained and sold and does hereby transfer and convey unto the said ANDRE M. CLAYBROOKS, SR. and VERSHON CLAYBROOKS, HUSBAND AND WIFE, herein referred to as Grantees, their successors, heirs and assigns, certain real estate in DAVIDSON, County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated heren by reference.

This is improved property known as 1604 RIVERWOOD DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their heirs, successors and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is/are lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit 'B" attached hereto. Grantor further covenants and binds himself/herself/themselves, his/her heirs and representatives, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Ann H. Epley

ANN H. EPLEY
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

5970 05/28 0101 03CHECK 368.30

Personally appeared before me, a Notary Public of said County and State, **ANN H. EPLEY, A WIDOW**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **16th** day of **May, 1996**.

ELLA W. WOODALL NOTARY PUBLIC DAVIDSON COUNTY, TENN

Ella W Woodall
Notary Public

My Commission Expires: 9-18-99

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Name and Address of Property Owner:

BOOK 10062 PG 771

ANDRE M. CLAYBROOKS, SR. and VERSHON CLAYBROOKS
326 A WILBURN STREET
NASHVILLE, TN 37207

Property Address:

1604 RIVERWOOD DRIVE
NASHVILLE, TN 37216

Person Responsible for Taxes:

CENTURY MORTGAGE CORPORATION
TWO INTERNATIONAL DRIVE, STE. 507
NASHVILLE, TN 37217

Parcel #: MAP 62-13, PARCEL 66

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$69,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **16th** day of **May, 1996.**

ELLA W. WOODALL NOTARY PUBLIC DAVIDSON COUNTY, TENN

Notary Public

My Commission Expires: 9-18-99

RETURN TO:

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being part of Lot No. 35 and the south parts of Lots Nos. 36 and 37, of Block "G" on the Plan of Country Club Estates, as of record in Book 843, page 95, Register's Office for said County, and described as follows:

Beginning at a point at the southwest intersection of Williams Ferry Road (now Riverwood Drive) and Olga Avenue; thence westerly 190.59 feet to a point on the west line of Lot 37, being 233.1 feet south from Williams Ferry Road (now Riverwood Drive); thence southwardly 60 feet to the corner of Lots 34 and 37, thence along the southerly line of Lots 36 and 37, and along the northerly line of Lot 34, and along the said line if extended, eastwardly 190 feet to the westerly margin of Olga Avenue; thence with the margin of the same, northwardly 75 feet to the beginning.

Being the same property conveyed to Herman Y. Epley and wife, Ann H. Epley, by Deed from JAMES HORACE PULLIAS AND WIFE, of record in Book 7278, Page 261, Register's Office for DAVIDSON County, Tennessee, the said Herman Y. Epley having since died, the property vests by operation of law in his surviving spouse, Ann H. Epley, the Grantor herein.

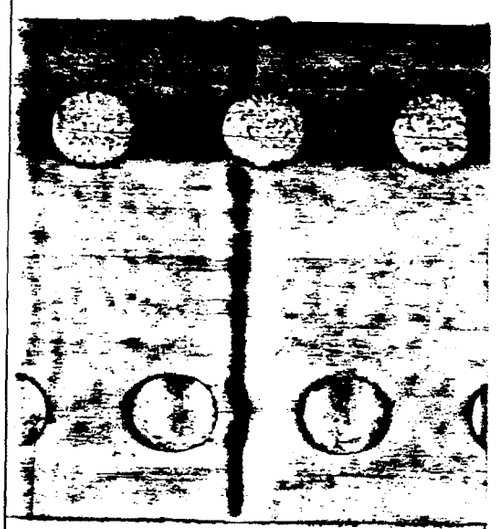
EXHIBIT 'B'

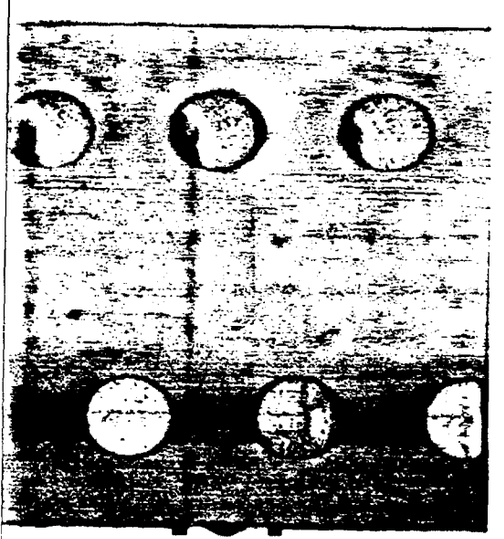
1. All County real property taxes for the year 1996 and all subsequent years although the same are not yet due and payable.
(MAP 62-13, PARCEL 66, 680.63).

2. All matters set forth on the Plan of record in Book 1835, page 42, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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





RECEIVED OF _____

FOR _____

BOOK 10062 PG 773

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 69000.00
				CON TX 255.30
				PRFEE 1.00
				TDEED 12.00
				TOTAL 268.30
				CHECK 268.30
05/28/96	01			14:39 0001 5970

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

				TDEED 12.00
				WDEED 12.00
				~~TOTAL 0.00~~
				~~CHECK 0.00~~
05/28/96	01			14:39 0001 5971

0185772
IDENTIF. ← REFERENCE

96 MAY 28 PM 2:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1043888