BOOK 11234 PAGE 635

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Wanda F. Claybrooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF December 19 98

PATRICIA NICHOLL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wanda F. Claybrooks (NAME)	M & I Mortgage Corp. (NAME)	MAP 63-16-A
789 Jaywood Dr. (ADDRESS)	W 57 N14280 Doerr Way (ADDRESS)	PARCEL 53 CO
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Cedarburg, WI 53012 (CITY) (STATE) (ZIP)	

FOR AND 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, Antonio L. Thompson and Tymekkia Clemmons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wanda F. Claybrooks, unmarried

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:

BEING Lot No. 60, on the plan of Hampton Park (formerly Chitwood Downs), a planned unit development, of record in Plat Book 6900, Page 405, and amended in Book 6900, Page 550, et seq., as corrected by Certificate of Correction in Book 7462, Page 445, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Antonio LaKeith Thompson and Tymekkia Clemmons, both unmarried by deed from Donald R. Powers and wife, Carolyn D. Powers, of record in Book 9649, Page 456, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7351, Page 852; Book 7451, Page 739; Book 8110, Page 401; and Book 8336, Page 393, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Donald R. Powers and wife, Carolyn D. Powers, to William E. Brown, Trustee, for Security Fianancial and Mortgage Corporation, dated July 31, 1989, and filed for record in Book 7905, Page 600, Register's Office for said County, with an unpaid principal amount of approximately $79,648.09, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

unimproved ( )
This is improved (X) property, known as 789 Jaywood Dr., Old Hickory, TN 37138
(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 our hand s this 2nd day of December 19 98

Antonio L. Thompson
Antonio L. Thompson

Tymekkia Clemmons
Tymekkia Clemmons

98 DEC -3 PM 2:09
BILL BARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. # REFERENCE

05207299

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FILE BOX 45

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 Antonio L. Thompson and Tymekkia Clemmons

the bargainor s, 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 and official seal at Nashville, Tennessee, this 2nd day of December 19 98.

Commission expires March 24, 2001

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON

STATE OF TENNESSEE
COUNTY OF

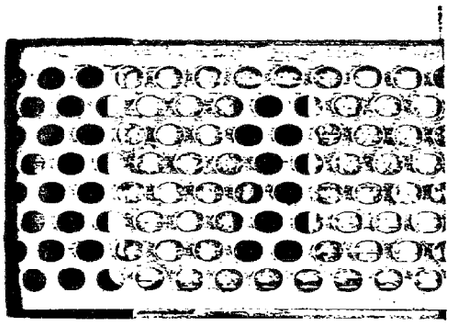
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

5228 12/03 0101 03CHECK 399.50



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

RECEIVED OF _____

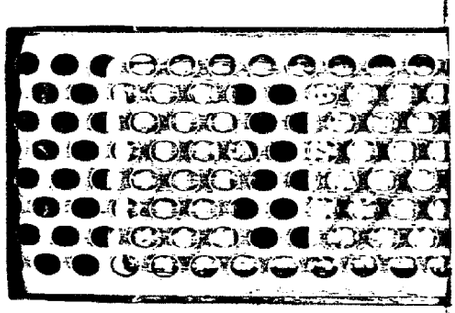
FOR _____

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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
				CAMT
				105000.00
				CON TX 388.50
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 399.50
				CHECK 399.50
			12/03/98 01	14:08 0001 5228

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0520299
IDENTIF. ↑ REFERENCE

98 DEC -3 PM 2:09

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1380241