18B

BOOK 11373 PG. 626

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **5th** day of **March, 1999** between **LELAND D. WATTS, A MARRIED MAN, and WINNIFRED A. WATTS, HIS WIFE** , GRANTORs, and **JOSEPH CLAYBON and BARBARA CLAYBON, HUSBAND AND WIFE** , GRANTEEs.

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, LELAND D. WATTS, A MARRIED MAN, and WINNIFRED A. WATTS, HIS WIFE, hereinafter referred to as the GRANTORs, does hereby bargain, sell, transfer and convey unto JOSEPH CLAYBON and BARBARA CLAYBON, HUSBAND AND WIFE, hereinafter referred to as the GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON COUNTY REGISTER County, Tennessee, more particularly described as follows:

BEING Land in Davidson County, Tennessee, Lot No. 6, on the Plan of R.D. Goodlett, et als, re-subdivision of Lots Nos. 33 to 40 inclusive, of Dr. V.S. Lindsley's Addition, as of record in Book 57, page 96, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to LELAND D. WATTS, by Warranty Deed from BARBARA LYDIA BURTON, UNMARRIED, of record in Deed Book 10538, page 572, Register's Office for DAVIDSON COUNTY REGISTER County, Tennessee.

Together with all right, title and interest of GRANTORs in and to all buildings and fixtures located on said real estate, and any easements and rights of way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, 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 "A", which exhibit is attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTORs do covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "A" attached hereto.

GRANTORs further covenant and bind himself/herself/themselves/itself, their successors, heirs and assigns, 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 hands and seals of the GRANTORs on the day and year first above written.

LELAND D. WATTS
Signature of Seller

WINNIFRED A. WATTS
Signature of Seller

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public for said County and State, Leland D. Watts, the within named bargianor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he has executed the within instrument for thepurposes therein cintained.

Witness my hand, at office, this 5th day of March, 1999.

Notary Public

My Commissionexpires: 05-28-2000

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

BOOK 11373 PG. 627

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **5th** day of **March, 1999** before me personally appeared LELAND D. WATTS, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of WINNIFRED A. WATTS, and acknowledged that he/she executed the same as the free act and deed of said LELAND D. WATTS.

Witness my hand, at office, this **5th** day of **March, 1999.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

JOSEPH CLAYBON and BARBARA CLAYBON
132 N. Country Club DR.
Hendersonville, Tn 37075

Property Address:

709 NORTH 2ND STREET
NASHVILLE, TN 37204

Person Responsible for Taxes:

Same.

Parcel #: Map 082-07 parcel 232.00

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 **$36,000.00** 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 **5th** day of **March, 1999.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BOOK 11373 PG. 628

1. All REAL PROPERTY taxes for the year and subsequent years, A LIEN, not yet due and payable (MAP 082-07-0, PARCEL 232.00).

2. All matters as set forth on the Plan of record in Plat Book 57, page 96, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

99 MAR -8 PM 1:41

FILED FOR REGISTER
DAVIDSON COUNTY, TN.

0558043

IDENTIF. & REFERENCE

5386 03/08 0101 03CHECK 148-2

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11373 PG. 629

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0558043

IDENTIF. & REFERENCE

99 MAR -8 PM 1:41

ALL TAXES PAID
DAVIDSON COUNTY, TN.
REGISTER

CAMT	36000.00
CON TX	133.20
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	148.20
CHECK	148.20

03/08/99 01 13:40 0001 5386

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1434547