BOOK 11425 PG. 43

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER AS $ 127,500.00

Steve C. Evans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES: 5/27/2001
(AFFIX SEAL)

NOTARY PUBLIC J. PHIBBS

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 170 Cude Lane, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP, PARCEL NUMBERS
Steve C. Evans (NAME)	NationsBanc Mortgage Corporation (NAME)	86-14B-66
3144 Lake Dr (ADDRESS)	P.O. Box 35140 (ADDRESS)	
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Louisville, KY 40232 (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, Gwanette M. Claybrook, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steve C. Evans

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:

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Fleetwood Subdivision, Phase I, of record in book 6900, page 465, amending Book 6900, page 225, Register's Office for Davidson County, Tennessee. Said Lot No. 114 fronts 50.00 feet on the easterly side of Lake Drive and runs back 128.64 feet on the souther;y lot line and 130.96 feet on the northerly lot line to a line in the rear which measures 50.05 feet theron.

Being the same property conveyed to Gwanette M. Claybrook by deed dated 2/21/95, from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C, filed for record on 3/22/92, in Book 8563, page 119, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

Gwanette M. Claybrook is also known as Gwannette M. Claybrook

unimproved ( )
This is improved (X) property, known as 3144 Lake Dr, Hermitage, Tennessee 37076
(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 my hand this 8th day of April, 19 99

Gwanette M. Claybrook

Gwanette M. Claybrook

BOOK 11428 PG. 44

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 Gwanette M. Claybrook, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, _____, Tennessee, this 8th day of April, 19 93.

Commission expires 11/7/2000

Notary Public

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

05729800
RECEIVED FOR REFERENCE
93 APR 12 PM 1:45
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.
04/12 0101 COCHECK 482.75

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11428 PG. 45

0572980

REFERENCE

99 APR 12 PM 1:45

REGISTER
DAVIDSON CO. TN.

CAMT	
	127500.00
CON TX	471.75
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	482.75
CHECK	482.75

04/12/99 01 13:47 0001 1197

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1450185