39-B

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BOOK 11546 PAGE 423

ADDRESS NEW OWNER:
Todd D. Clapp
3324 Cobble St.
Nashville, Tennessee 37211

SEND TAX BILL TO:
SAME

MORTGAGEE:

MAP 172-12-0
GROUP B
PARCEL 174.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Michael R. Garber and wife, Pamela F. Garber** P.T.H. hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Todd D. Clapp and wife, JaNae M. Clapp**, 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. 292 of Bradford Hills Subdivision, Section 10, of record in Plat Book 7900, page 495, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Michael R. Garber and wife, Pamela F. Garber P.T.H. by deed from Yazdian Construction, Inc. of record in Book 9057, page 241, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1999 and subsequent years.

This is improved property known as 3324 Cobble St., Nashville, Tennessee 37211.

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, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0604951
IDENTIF. ↑ REFERENCE

RECEIVED
99 JUN 28 PM 3:39
PAUL GARRETT REGISTER
DAVIDSON COUNTY, TN.

WITNESS our hands this the 25th day of June, 1999.

Michael R. Garber

Michael R. Garber

Pamela F. Garber

Pamela F. Garber

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michael R. Garber and wife, Pamela F. Garber**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 25th day of June, 1999.

Robert M. Loffi

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC DAVIDSON CO.

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $171,500.00.

Sandra M. Clapp

AFFIANT

Subscribed and sworn to before me on this 25th day of June, 1999.

Dawn Bouchee

NOTARY PUBLIC

My Commission Expires: 3/23/2002

DAWN BOUCHEE NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

5244 06/29/99 01:01 PM 645.55 MCDHEEK

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11546 PAGE 425

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

0604951

IDENTIF. & REFERENCE

99 JUN 28 PM 3:39

GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAMT
171500.00
ERR CO
MAMT
171500.00-
CAMT
171500.00
CON TX 634.55
REGIST 1.00
MREED 8.00
CFEE 2.00
TOTAL 645.55
CHECK 645.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1483722

06/28/99 01 15:44 0001 5044