THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 9020S

BOOK 11734 PAGE 518

MAP/GROUP/PARCEL: 071-02-0/190.00 AND
071-02-0/182.00.
NEW OWNER'S NAME AND ADDRESS:
JOSEPH CLAYBON and BARBARA CLAYBON, husband and wife
132 NORTH COUNTRY CLUB DRIVE
HENDERSONVILLE, TENNESSEE 37075

SENT TAX BILLS TO:
NEW OWNER

# WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, RITA E. SWEENEY, hereinafter called Grantor, do hereby transfer and convey unto JOSEPH CLAYBON and BARBARA J. CLAYBON, husband and wife, their heirs and assigns, hereinafter called Grantees, property described as follows:

**TRACT 1:**

8668 11/08 0101 03CHECK 247.80

BEING Lot No. 43-B on the Plan of John J. Rucker Subdivision, Zone Lot Division of Lots 27, 28, 31, 33, 39, 40, 42, 43, 44, 45, & 47, of record in Plat Book 6250, page 651, 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 Rita E. Sweeney by deed from James S. Sweeney, Sr. of record in Book 10661, page 415, Register's Office for Davidson County, Tennessee.

The subject property is improved property commonly known as 445 Roger Williams Avenue.

**TRACT 2:**

LAND in Davidson County, Tennessee, being Lot No. 40-A, Zone Lot Division of Lot 40 of the Resubdivision of Lot 40 of John J. Rucker Subdivision, recorded in Book 6250, Page 651, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Rita E. Sweeney by deed from Joseph Claybon and wife, Barbara C. Claybon, of record in Book 11039, page 644, Register's Office for Davidson County, Tennessee.

The subject property is improved property commonly known as 459 Roger Williams Avenue.

Grantor has never occupied either of said tracts of land as her homeplace.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements or record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

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RITA E. SWEENEY

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, RITA E. SWEENEY, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as her free act and deed and for the proposes therein contained.

DONE at offices in Hendersonville, TN, on this the 29 day of Oct. 1999

NOTARY PUBLIC

MY COMMISSION EXPIRES:

2/3/02

STATE OF TENNESSEE
COUNTY OF SUMNER.

The actual consideration or value whichever is greater of this transfer is $64,000.00.

AFFIANT

Sworn to and subscribed before me, this 29 day of Oct. 1999.

NOTARY PUBLIC

My Commission Expires:

2/3/02

06549931

RECEIVED
FOR RECORD
NOV 8 AM 8:42
SUMNER COUNTY, TN

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11734 PAGE 520

| | | |
|---|---|---|
| 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 |

| | |
|---|---|
| CAMT | 64000.00 |
| CON TX | 236.80 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 247.80 |
| CHECK | 247.80 |

11/08/99 01 08:43 0001 B668

0654931

REFERENCE

99 NOV -8 AM 8:42

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1536395