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

BOOK 11734 PAGE 521

99 NOV -3 AM 8:43

00049932

MAP/GROUP/PARCEL: 071-02-0/101.00, AND
071-02-0/188.00.

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

8669 11/08 0101 03CHECK 247.80

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, JAMES S. SWEENEY, SR. and wife, RITA E. SWEENEY, hereinafter called Grantors, 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:

BEING Lot No. 43-A Zone Lot Division of Lots 27, 28, 31, 33, 39, 40, 42, 43, 44, 45, & 47, John J. Rucker Subdivision, as of record in Plat Book 6250, page 651, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for further description of said property.

BEING the same property conveyed to James S. Sweeney, Sr. and wife, Rita E. Sweeney by deed from Theo S. Sweeney and wife, Helen C. Sweeney of record in Book 8957, page 116, Register's Office for Davidson County, Tennessee.

The subject property is improved property commonly known as 447 Roger Williams Avenue.

TRACT 2:

LAND in Davidson County, Tennessee, being Lot No. 40-B, 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 James S. Sweeney, Sr. and wife, Rita E. Sweeney by deed from Jack F. Kemp, Secretary of Housing and Urban Development, of Washington D.C., of record in Book 8088, page 224, Register's Office for Davidson County, Tennessee.

The subject property is improved property commonly known as 457 Roger Williams Avenue.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are 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.

GRANTORS further covenant and bind themselves, their 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.

JAMES S. SWEENEY, SR.

RITA E. SWEENEY

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, JAMES S. SWEENEY, SR. and wife, RITA E. SWEENEY, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a 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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11734 PAGE 523

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

MAMT	64000.00
ERR	CO
MAMT	64000.00-
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 08:44 0001 8669

0654932

REFERENCE

99 NOV -8 AM 8:43

REGISTER'S OFFICE
DAVIDSON CO., TENN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1536396