WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$104,083.00~~ $104063.00

Lara G Beck
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 1999.

Notary Public

MY COMMISSION EXPIRES: February 18, 2001.
(AFFIX SEAL)

BOOK 11767 PAGE 486

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Compan, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherman L. Claybrooks	**Amerivest Mortgage Corporation**	**62-13-35**
(NAME) **2111 McGavock Pike**	(NAME) **C/O North American Mortgage Company, 2 Crowne Point Court, Ste 190B**	
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Cincinnati, OH 45241**	
(CITY) (STATE) (ZIP)	(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, Verbal F. Walker, widow, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sherman L. Claybrooks and Sharlene D. Morton, unmarried persons**, 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:

Being Lot No. 3 and part of lot No. 6 of Block "B" on the Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for said County, according to a survey made by Ralph W.C. Lambert, Surveyor, March 20, 1952, said Lot No. 3 and part of Lot No. 6 are described together as follows:

Beginning on the Westerly margin of McGavock Avenue at the corner of Lots Nos 3 and 4; thence with the line between said two lots Northwestwardly 165 feet to the Southeasterly line of Lot No. 6, continuing Northwestwardly 71 feet, in all 236 feet to the Southeasterly line of the property conveyed to William A. Green and wife, by deed from P.M. Howse, Sr., and wife, of record in Book 1085, Page 322, said Register's Office; thence with said line Southwestwardly 32 feet to the Northeasterly line of Lot No. 18; thence with the Northeasterly line of Lots No. 18, 19, and 20, Southeastwardly 100.3 fee to the line between Lots No. 3 and 20; thence with said line Southwardly 55.9 feet to the corner of Lots No. 2 and 3; thence with the line between said two lots Southeastwardly 165 feet to the Westerly margin of McGavock Avenue; thence with said Avenue Northwardly 100 feet to the beginning.

Being the same property conveyed to Robert R. Walker and wife, Verbal F. Walker by deed of record in Book 3501, Page 347, Register's Office for Davidson County, Tennessee.

The said Robert R. Walker having since died on September 26,1982

unimproved ☐

This is improved ☒ property, known as **2111 McGavock Pike, Nashville, TN 37216**
(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.

06633504

99DEC-3 AM 9:48

MAIL TAX NOTICE TO:
DAVIDSON COUNTY, TN

REGISTER'S OFFICE

101 CHECK 396.03

Witness my/our hand(s) this 30th day of November, 1999.

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Verbal F. Walker

Verbal F. Walker

STATE OF Tennessee
COUNTY OF Davidson

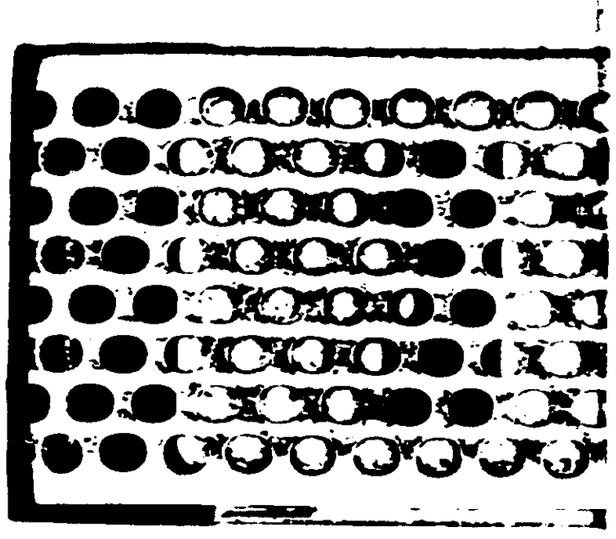
Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Verbal F. Walker the bargainor , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of November, 1999.

Dorothy R Parker

Notary Public

Commission expires: 2-18-01



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

0663504 M. REFERENCE

99DEC-3 AM 9:49

REGISTER
DAVIDSON COUNTY, TN.

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CAMT	104063.00
CON TX	385.03
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	396.03
CHECK	396.03

12/03/99 01 09:50 0001 7865

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1545458