WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 64,000.00

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 20th day of December 1999.

NOTARY PUBLIC
My Commission Expires: 3/29/03

My Commission Expires MAR. 29, 2003

Instr:200001050001669 Page: 1 OF 2
REC'D FOR REC 01/05/2000 5:05:04PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $236.80

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Timothy L. Claybrooks, & Tracy Claybrooks 1007 Stainback Ave. Nashville, Tennessee 37203	New Owner	82 - 3 / 351.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Timothy L. Claybrooks and wife, Tracy Claybrooks, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **JASPER J. TUCKER, Jr.**, _____, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

TIMOTHY L. CLAYBROOKS and wife, **TRACY CLAYBROOKS**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Sharpe and Horne's First Addition to Northeast Nashville, as of record in Book 57, page 152, Register's Office for Davidson County, Tennessee.

Said Lot No. 73 fronts 50 feet on the easterly side of Stainback Avenue and runs back between parallel lines 153 feet to an alley.

Being the same property conveyed to Jasper J. Tucker, Jr. by deed from Celebrations Unlimited, Inc., of record in Book 8354, page 194, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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. 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. 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.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is improved property known as: 1007 Stainback Ave., Nashville, TN 37203.

Witness our hands this 20th day of DECEMBER, 1999.

Jasper J. Tucker Jr.
Jasper J. Tucker, Jr.

_____

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 Jasper J. Tucker, Jr. and the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

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

NOTARY PUBLIC

My Commission Expires: 6-24-2001

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

WARRANTY DEED

From: Jasper J. Tucker, Jr.

To: Timothy L. Claybrooks and wife, Tracy Claybrooks

Property:

1007 Stainback Ave. Nashville, TN. 37203

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003
:wp90\claybrook