Instr:200003100025126 Page: 1 OF 2
REC'D FOR REC 03/10/2000 2:24:47PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $444.00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Jerry A. Ralph
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March XX2000

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 223 Madison St., S. 103, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry A. Ralph (NAME)	Union Planters PMAC, Inc. (NAME)	MAP 44-13
204 Bennett Drive (ADDRESS)	215 Forrest Street (ADDRESS)	PARCEL 10
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Hattiesburg, MS 39403 (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, Leonard D. Claiborne and wife, Joyce B. Claiborne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry A. Ralph

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. 53 on the Plan of The Knoll Subdivision, Section 4, as of record in Book 2854, Page 111, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Leonard D. Claiborne and wife, Joyce B. Claiborne by Warranty Deed from Impala Homes, Inc. dated July 13, 1962, recorded in Book 3404, Page 331, Register's Office for Davidson County, Tennessee. Th e said Leonard D. Claiborne and wife, Joyce B. Claiborne conveyed a one-third interest in and to subject property to Roger Claiborne by Quitclaim Deed of record in Book 9387, Page 192, Register's Office for Davidson County, Tennessee. The said Roger Claiborne conveyed his one-third interest back to Leonard D. Claiborne and wife, Joyce B. Claiborne by Quitclaim Deed of record in Book 9787, Page 165, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SHOWN ON PLAN OF THE KNOLL SUBDIVISION, SECTION 4, AS OF RECORD IN BOOK 2854, PAGE 111, SAID REGISTER'S OFFICE AND SUBJECT TO SEWER EASEMENT OF RECORD IN BOOK 9176, PAGE 833, SAID REGISTER'S OFFICE.

unimproved ( )
This is improved (X) property, known as 204 Bennett Drive, Old Hickory, TN 37138
(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.

Witness our hand s this 3rd day of March XX2000

Leonard D. Claiborne

Joyce B. Claiborne

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 Leonard D. Claiborne and wife, Joyce B. Claiborne

the bargainor s, 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 Goodlettsville, Tennessee, this 23rd day of March 2000

Commission expires March 23, 2002

Diane S. Gregory
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public