Box 5

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $85,000.00.

AFFIANT

Sworn to and subscribed before me this 28th day of April, 2000.

NOTARY PUBLIC

My commission expires: _____

NOTARY PUBLIC AT LARGE

**Map & Parcel No. 119/02/235.00**

Address of New Owner:
Thomas W. Claybrooks
2200 Sandra Drive
Nashville, TN 37211
Send Tax Notices To:
Same.

Instr:200005010042798 Page: 1 OF 2
REC'D FOR REC 05/01/2000 12:01:51PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $314.50

# WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, BARBARA L. PIERCE, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto THOMAS W. CLAYBROOKS, an unmarried person, hereinafter referred to as Grantee, his heirs and assigns forever, all their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

See legal description, Attachment "A" hereto, made a part hereof.

**This is improved property, known as 2200 Sandra Drive, Nashville, TN 37211.**

THIS CONVEYANCE IS SUBJECT TO easements and building setback lines of record at Book 1835, page 37, in the Register's Office for Davidson County, Tennessee; and to the 2000 Davidson County property taxes, which are being prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said BARBARA L. PIERCE has hereunto set her signature, this 28th day of April, 2000.

Barbara L. Pierce
**BARBARA L. PIERCE**

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 BARBARA L. PIERCE, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 28th day of April, 2000.

My commission expires: _____

NOTARY PUBLIC

J. WAYNE THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2001

**This Instrument Prepared By:**
J. Wayne Thomas, Attorney at Law
RELS/Real Estate Loan Services of Tennessee, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

**When Recorded Return to:**

RELS
1100 Kermit Drive, Suite 204
Nashville, TN 37217

Attachment "A": Legal Description.
Barbara L. Pierce.

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. 172 on the Plan of Sterling Heights, Section 5, as of record in book 1835, page 37, Register's Office for said County, described as follows:

Beginning on the easterly margin of Sandra Drive at the corner of lots Nos. 172 and 173; thence with said Drive, northwardly 95 feet to a concrete monument at the beginning of a curve; thence around said curve, northeastwardly 31.42 feet to a concrete monument on the southerly margin of Glenrose Avenue; thence with said Avenue, eastwardly 105 feet to the corner of lots Nos. 171 and 172; thence with the line between said two lots, southwardly 115 feet to the corner of lots Nos. 172 and 173; thence with the line between said two lots, westwardly 125 feet to the beginning.

BEING the same property conveyed to Billy F. Pierce and wife, Barbara L. Pierce, by Warranty Deed from James L. Jackson and wife, Evelyn C. Jackson, dated March 12, 1963, recorded March 12, 1963, of record in Book 3508, page 619, Register's Office for Davidson County, Tennessee. Billy F. Pierce died on April 30, 1976, leaving Barbara L. Pierce as surviving tenant by the entirety.

B.L.P.
Initials