THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER:9974B

MAP/GROUP/PARCEL
059-12-0/020.00

NEW OWNER'S NAME AND ADDRESS:
Joe Claybon and Barbara J. Claybon
132 North Country Club Drive
Hendersonville, Tennessee 37075

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 10/05/00 09:21 2pgs
Fees:11.00 Taxes:166.50
20001005-0098912

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Leland D. Watts, a married man,hereinafter called Grantor, do hereby transfer and convey unto Joe Claybon, and wife, Barbara J. Claybon, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 47 on the Plan of Highland Trace Subdivision, Section Two, of record in Plat Book 5200, Page 616 , Register's Office for said County, to which plat reference is hereby made for a more complete description of said lot.

The subject property is improved property commonly known as 2548-2550 Highland Trace, Nashville, Tennessee.

BEING the same property conveyed to grantor herein by deed of record in Book 11474, Page 184, Register's Office for Davidson County, Tennessee.

Grantor owned property as investment property. Said property was never occupied as homestead by owner or any member of his family.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that he is 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 of record.

GRANTOR further covenants and binds himself, his 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.

Leland D. Watts

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Leland D. Watts, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as his free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 29th day of September, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/3/02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $45,000.00.

Barbara J. Clayton
AFFIANT

Sworn to and subscribed before me, this the 29th day of September ,2000.

NOTARY PUBLIC

My Commission Expires: 2/3/02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.