Davidson County DEEDWARR
Recvd: 07/10/01 15:17 2pgs
Fees:13.00 Taxes:386.28
20010710-0073630

This Instrument Prepared By:

Frank K. Dale
Columbia, TN 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **WANDA L. CLAYBROOKS, ONE AND THE SAME PERSON AS WANDA LYNN COOK, FORMERLY WANDA L. JENKINS**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **TOMAS CATALAN AND WIFE, ANACELIA PADILLA, as tenants by the entirety**, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property:

> Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Antioch Woods, Section One, of record in Book 9700, Page 639, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.
>
> Legal Description obtained from prior deed.
>
> This property is shown on the tax records of Davidson County, Tennessee, as MAP 163-1, PARCEL 55.
>
> Being the same property conveyed to FIRST PARTY herein by deed of record in Book 11186, Page 143 and Book 11509, Page 184, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes; restrictions of record in Book 10901, Page 258, Register's Office of Davidson County, Tennessee; and building setback lines, utility and drainage easements, sewer easement, water line easements, and all other matters as shown on the Plan of Antioch Woods, Section One of record in Book 9700, Page 639, Register's Office of Davidson County, Tennessee.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

And I, **JAMES R. CLAYBROOKS**, the spouse of **Wanda R. Claybrooks**, do hereby join in the execution of this instrument to convey, release and quitclaim all right, title, claim or interest I have or may hereafter acquire, in the above described property by reason of my marital relationship or otherwise.

IN WITNESS WHEREOF, this conveyance has been executed on the 29th day of June, 2001.

Wanda L Claybrooks
Wanda ~~R.~~ L. Claybrooks

James R. Claybrooks
James R. Claybrooks

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned Notary Public of said state and county, **WANDA ~~R.~~ L. CLAYBROOKS (one and the same person as Wanda Lynn Cook, formerly Wanda L. Jenkins), and husband, JAMES R. CLAYBROOKS**, the within named 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 and expressed.

WITNESS my hand and seal at office in Columbia, Tennessee, this 29th day of June, 2001.

William A. Graham
Notary Public

My commission expires:
2/25/04

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$104,400.00**.

Anacelia Padilla
Affiant

Sworn and subscribed to before me,
this 29th day of June, 2001.

William A. Graham
Notary Public

My commission expires:
2/25/04

PERSON OR AGENCY RESPONSIBLE FOR TAXES:

NAME AND ADDRESS OF PROPERTY OWNERS:

Tomas Catalan and Anacelia Padilla
4033 Moss Road
Antioch, TN. 37013

MCTC #6760