WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/30/01 09:43 3pgs
Fees:18.00 Taxes:758.50

20010730-0080255

REBECCA HUDSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires April 10, 2004

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2001.

Notary Public

MY COMMISSION EXPIRES: April 10, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Denton	John D. Denton	Map 051, Parcel 27; Map 059, Parcel 47; Map 59, Parcel 20; Map 82, Parcel 125 and Map 082, Parcel 232
(NAME) 803 Channing Drive	(NAME) 803 Channing Drive	
(ADDRESS) Nashville, Tennessee 37115	(ADDRESS) Nashville, Tennessee 37115	
(CITY) (STATE) (ZIP)	(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, Joseph Claybon and Wife, Barbara J. Claybon, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John D. Denton, A Single Person, 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:

Tract One:

Being Lot No. 1-B, Zone Lot Division of Lots 1-4, Resubdivision Lots 1 & 2, on the Plan of Due West Subdivision, as of record in Plat Book 6250, Page 706 and Plat Book 6200, Page 263, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Tract Two:

Continued on next page.

Being the same property conveyed to Joseph Claybon and Wife, Barbara J. Claybon by deed from Joseph Claybon and Husband and wife, Barbara J. Claybon and David Vandenbergh of record in Deed Book 10767, page 593, Register's Office for said County.

unimproved ☒

This is improved ☐ property, known as 803 Channing Drive, Nashville, TN
(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 my/our hand(s) this 18th day of July, 2001.

Joseph Claybon

Barbara J. Claybon

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 Joseph Claybon and Wife, Barbara J. Claybon the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7/18/2001

My Commission Expire:4/10/2004

REBECCA HUDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires April 10, 2004

File Number2106297
RETURN TO:
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

Continuation of Legal

Tract Two:

Being Lot No. 74 on the Plan of Section Two, Highlands Trace Subdivision, as of record in Plat Book 5200, Page 616, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joseph Claybon and Wife, Barbara J. Claybon by deed from Leland D. Watts of record in Instrument #20000918-0092746, Register's Office for said County.

Tract Three:

Being Lot No. 47 on the Plan of Section Two, Highland Trace Subdivision, as of record in Plat Book 5200, Page 616, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joseph Claybon and Wife, Barbara J. Claybon by deed from Leland D. Watts, a married man of record in Instrument #20001005-0098912, Register's Office for said County.

Tract Four:

Being Lot No. 88 on the Plan of Neill S. Brown's Addition to East Nashville, as of record in Plat Book 57, Page 50, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joseph Claybon and Wife, Barbara J. Claybon by deed from Leland D. Watts of record in Instrument # 20001004-0098208, Register's Office for said County.

Tract Five:

Being Lot No. 6 on the Plan of R. D. Goodlett, et als Resubdivision of Lot Nos. 33 to 40 inclusive of Dr. V. S. Lindsley's Addition, as of record in Plat Book 57, Page 96, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joseph Claybon and Wife, Barbara J. Claybon by deed from Leland D. Watts and Winnifred A. Watts of record in Deed Book 11373, page 626, Register's Office for said County.