8:54

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 11084J

MAP/GROUP/PARCEL: 71-2-192

Davidson County DEEDWARR
Recvd: 08/16/01 10:12 2pgs
Fees:13.00 Taxes:118.40
20010816-0088519

NEW OWNER'S NAME AND ADDRESS:
JOSEPH CLAYBON and BARBARA J. CLAYBON
P.O. BOX 1081
HENDERSONVILLE, TN 37077

PROPERTY:
437 ROGER WILLIAMS AVENUE
NASHVILLE, TENNESSEE

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

THIS INSTRUMENT PREPARED WITH INFORMATION PROVIDED BY THE GRANTORS, NO TITLE SEARCH WAS PERFORMED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, JAMES S. SWEENEY, SR. and RITA E. SWEENEY, husband and wife, hereinafter called Grantors, do hereby transfer and convey unto JOSEPH CLAYBON and BARBARA J. CLAYBON, husband and wife, their heirs and assigns, hereinafter called Grantees, property described as follows:

Land in Davidson County, Tennessee, being Lot No. 45B, Zone Lot Division of Lots Nos. 27, 28, 31, 33, 39, 40, 42, 43, 44, 45, 47, John J. Rucker Subdivision, as of record in Book 6250, Page 651, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

The subject property is improved property commonly known as 437 ROGER WILLIAMS AVENUE, NASHVILLE, TENNESSEE

BEING the same property conveyed to grantors herein by deed of record in Book 8088, Page 221, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are 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 or record.

GRANTORS further covenant and bind themselves, their 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.

JAMES S. SWEENEY, SR.

RITA E. SWEENEY
BY: James S. Sweeney, Sr., Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, JAMES S. SWEENEY, SR. and JAMES S. SWEENEY, SR. AS ATTORNEY IN FACT FOR RITA E. SWEENEY, instrument as a free act and husband and wife, with whom I am personally acquainted, and made oath that he individually and as Attorney in Fact for Rita E. Sweeney, with full power and authority so to do executed the foregoing deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 31st day of July, 2001.

NOTARY PUBLIC

My Commission Expires:

10/15/03

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater of this transfer is $32,000.00.

AFFIANT

Sworn to and subscribed before me, this 31st day of July, 2001.

NOTARY PUBLIC

My Commission Expires:

10/15/03