Davidson County DEEDWARR
Recvd: 01/30/02 07:59 2pgs
Fees:12.00 Taxes:0.00

20020130-0012685

WARRANTY DEED

This instrument prepared by: Arnold M. Weiss, Attorney at Law
208 Adams Avenue, Memphis, TN 38103

THIS INDENTURE, made and entered into this 3 day of December, 2001 by and between Sherman L. Claybrooks and Sharlene D. Morton, of the first part, and The Secretary of Housing and Urban Development, his successors and assigns party of the second part

WITNESSETH: That for the consideration hereinafter expressed the said parties of the first part have bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of Davidson State of Tennessee to wit:

SEE ATTACHED LEGAL DESCRIPTION

Being the same property conveyed by Deed of record in Book 11767 Page 486, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his successors and assigns in fee simple forever.

And the said parties of the first part does hereby covenant with the said party of the second part that they lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto They will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows:

Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

WITNESS the signature(s) of the said party(ies) of the first part the day and year first above written.

Sherman Claybrooke
Sherman L. Claybrooks

Sharlene D. Morton
Sharlene D. Morton

STATE OF TENN
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Shaerman L. Claybrooks and Sharlene D. Morton with whom I am personally acquainted (or proved tome on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the person(s) within named and that he/she (they) executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 3rd day of Dec., 2001.

Notary Public

MY COMMISSION EXPIRES: 11-24-05

Property Address: 2111 McGavock Pike, Nashville, Tn 37216

Parcel # 62-13-35

Mail Tax Bill to:
The Secretary of Housing and Urban Development
C/o Wells Fargo
1 Home Campus
Des Moines, IA 50328

ARNOLD M. WEISS
Attorney At Law
208 Adams Ave.
Memphis, TN 38103-1991

EXHIBIT "A"

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot nO. 3 and part of lot No. 6 of Block "B" on the Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for said County, according to a survey made by Ralph W.C. Lambert, Surveyor, March 20, 1952, said Lot No. 3 and part of Lot No. 6 are described together as follows:

Beginning on the Westerly margin of McGavock Avenue at the corner of Lots Nos 3 and 4; thence with the line between said two lots Northwestwardly 165 feet to the Southeasterly line of Lot No. 6, continuing Northwestwardly 71 feet, in all 236 feet to the Southeasterly line of the property conveyed to William A. Green and wife, by deed from P.M. Howse, Sr., and wife, of record in Book 1085, Page 322, said Register's Offices; thence with said line Southwestwardly 32 feet to the Northeasterly line of Lot No. 18; thence with the Northeasterly line of Lots No. 18, 19, and 20, Southeastwardly 100.3 fee to the line between Lots No. 3 and 20; thence with said line Southwardly 55.9 feet to the corner of Lots No. 2 and 3; thence with the line between said two lots Southeastwardly 165 feet to the Westerly margin of McGavock Avenue; thence with said Avenue Northwardly 100 feet to the beginning.

Being the same property conveyed to Grantors by deed of even date being recorded simultaneously herewith, Register's Office for said County.

11767- 486

[redacted]