Davidson County DEEDWARR
Recvd: 03/15/02 10:57 2pgs
Fees:12.99 Taxes:337.63

20020315-0032852

This instrument prepared by:
DAVID M. AMONETTE
Attorney at Law
554 West Main Street
Gallatin, TN 37066

ADDRESS NEW OWNER:
Larry Wayne Reese and wife,
Connie L. Reese
540 Utley Drive
Goodlettsville, TN 37072

SEND TAX BILLS:
Same

Map 018-12-0, Parcel 005.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathy L. Clayborne, an unmarried person** hereinafter called the Grantor, has bargained and sold the following described property, and by these presents does transfer and convey unto **Larry Wayne Reese and wife, Connie L. Reese, as Tenants by the Entireties,** the following described property to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Connell Estates, Section 2, ofrecord in Book 2900, page 130, Register's Office for said County, described as follows: BEGINNING at a point in the easterly margin of Swift Drive, the common corner of Lot 43 and 44; thence with the line between said lots, eastwardly 216.6 feet to a point; thence southwardly 200.5 feet to a point in the northerlt margin of Dorr Drive; thence with the margin of the same, westwardly 183 feet to a point, the beginning of a curve; thence northwestwardly around said curve 39.33 feet to a point in the easterly margin of Swift Drive; thence with the margin of the same, northwardly 150 feet to the point of beginning.

BEING the same property conveyed to **Kathy L. Clayborne** by Quitclaim Deed from **Lisa Whitaker, Beth Bear, and Kathy L. Clayborne** , being the only Heirs-at-law and next of kin of **Annette Faye Russell, deceased**, dated March 9, 2000, recorded March 15, 2000, at Instrument No. 200003150026718, Register's Office for Davidson County, Tennessee. Also acquired by instruments of record in Book 9031, page 256 and Book 3433, page 497, in the Register's Office for said County.

This property is also known as 240 Swift Drive, Goodlettsville, TN 37072.

Said conveyance is made subject to plan of record in Plat Book 2900, page 130, Register's Office for Davidson County, Tennessee and any visible and unrecorded easements, restrictions, building regulations and zoning regulations.

Taxes for 2002 are to be prorated and paid by the Grantees named herein.

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 the Grantor does covenant with the said Grantees that she is lawfully seized and

possessed of said land in fee simple, that they have a good right to convey it, and the same is unencumbered, except for the matters as herein set forth, and the Grantor does further covenant and bind herself, her heirs and/or assigns, 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.

IN WITNESS WHEREOF, the party hereto has duly executed the foregoing on this the 13 day of March, 2002.

Kathy L. Clayborne
KATHY L. CLAYBORNE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said County and State, **Kathy L. Clayborne,** named bargainor, with whom I am personally acquainted and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 13 day of March, 2002.

NOTARY PUBLIC

(SEAL)
My Commission Expires:
3/30/2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $91,250.00.

L. Reese
AFFIANT

Subscribed and sworn to before me this the 13 day of March, 2002.

NOTARY PUBLIC

My Commission Expires: 3/30/2003

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March 11, 2002 (4:21pm)