STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 70,300.00

✓ Catherine B. Claborn
Catherine B. Claborn

SUBSCRIBED AND SWORN TO BEFORE ME
THIS THE 30th DAY OF May, 2002

Davidson County DEEDWARR
Recvd: 05/30/02 13:20 2pgs
Fees:13.00 Taxes:260.11

20020530-0065670

Melissa D. Rogers
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/16/05
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
ROGERS MELISSA
TENNESSEE
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY: BILL HODDE #2268, ATTORNEY AT LAW
305 RIVERGATE PARK OFFICE BUILDING; 1994 GALLATIN ROAD, NORTH; MADISON, TN 37115

WARRANTY DEED

ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBER
Catherine B. Claborn (NAME)	**(same)** (NAME)	**83-6-27**
1621 Sumner Avenue (STREET ADDRESS OR ROUTE NUMBER)	**(same)** (STREET ADDRESS)	
Nashville, TN (CITY) (STATE) (ZIP)	**(same)** (CITY) (STATE) (ZIP)	

For and in the consideration of the sum of ten dollars ($10.00) and other good and value considerations, the receipt of all of which is hereby acknowledged.

ERSKINE P. AUSBROOKS AND CELESTE MARLENE AUSBROOKS BIRDWELL, DULY AUTHORIZED AND APPOINTED CO-ADMINISTRATORS OF THE **DAISY VIOLA AUSBROOKS SEAGRAVES** ESTATE hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto **CATHERINE B. CLABORN**, a single person, hereinafter called Grantee, her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 24 on the Map showing Subdivision of Lots Nos. 8, 9, 10 and part of Lot No. 7 in Block "A", Lots Nos. 13 and 14 n Block "B", and all of Block "C" in the Subdivision of the Weakley Place, as of record in Book 547, page 12.

Said Lot No. 24 fronts 50 feet on the northerly side of Sumner Street and runs back between parallel lines, 150 to an alley.

Being the same property conveyed to J. J. Seagraves and wife, Daisy V. Ausbrooks Seagraves, by deed from Robert Bissinger Lefkovits and wife, Maggie Lefkovits, as of record in Book 4983, page 928. The said J. J. Seagraves died before Daisy V. Ausbrooks Seagraves, who is the same person as Daisy Viola Ausbrooks Seagraves

(X) improved
This is ~~( ) unimproved~~ property known as 1621 SUMNER AVENUE, NASHVILLE, TENNESSEE
(HOUSE NUMBER) (STREET) (P.O. ADDRESS) (CITY OR TOWN) (ZIP)

TO HAVE AND 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 if fee simple and had good right to convey it and the same is unencumbered unless otherwise set out; and we do further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to this said land to the said GRANTEES, their heirs and assigns, against any all lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural and the plural shall include the singular and the use of any gender shall be applicable to both genders. **This sale has been approved by the Probate Court, Division for Davidson County, Tennessee Case # 98 P 423.**

(The remainder of this page intentionally left blank)

WITNESS our hands this 20th day of May, 2002.

ERSKINE P. AUSBROOKS
CO-ADMINISTRATOR
DAISY VIOLA AUSBROOKS SEAGRAVES

CELESTE AUSBROOKS BIRDWELL
CO-ADMINISTRATOR
DAISY VIOLA AUSBROOKS SEAGRAVES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hollie Jackson, a Notary Public in and for said County and State, the within named **ERSKINE P. AUSBROOKS** and **CELESTE AUSBROOKS BIRDWELL, CO-ADMINISTRATOR OF THE DAISY VIOLA AUSBROOKS SEAGRAVES, ESTATE,** the bargainers, with whom I am personally acquainted, and who acknowledged that they each executed the within named instrument for the purposes therein contained. Witness my hand and official seal at Madison, Davidson County, Tennessee 37115, this 20th day of May, 2002.

Hollie M. Jackson
Notary Public

My Commission Expires SEPT. 25, 2004
Commission Expires

HOLLIE M. JACKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.