File Box 24B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES: 11/29/03

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC,
4698 Lebanon Road, Hermitage, Tennessee 37076

H-0523

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Clairday	New Owner	097-00-0-003.00
(NAME)	(NAME)	
3702 Hoggett Ford Road		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, Roy Eugene Brooks, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Clairday and Deborah K. Clairday, 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:

Land situated in the 4th Civil District of Davidson County, Tennessee, described as follows:

Beginning as a point in the centerline of a road, or avenue, said point being in the south boundary line of Tracts numbered 1 and 2 running thence with the east line of the lot herein described, south 4 deg. West 667 feet to a stone; thence north 97 ½ deg. West 285 feet to a stone; thence north 4 deg. 667 feet to the center of said avenue, or road, and in the south line of Tracts numbered 1 and 2; thence with the centerline of said road, or avenue, south 27 ½ deg. East 265 feet to the beginning.

Being Lot No. 7 on the Subdivision of the Lands of L.C. Hessey and Addie Scott Hessey, the plan of said Subdivision being of record on Page 179 of Plan Book No. 2 of the Chancery Court for Davidson County, Tennessee.

Being the same property conveyed to Marty Kent and son, Roy Eugene Brooks, as Joint Tenants with Right of Survivorship by deed from Leonard D. Peck and wife, Corrine T. Peck of record in Instrument No. 20000804-0077679, Register's Office Davidson County, Tennessee. The said Marty Kent having since died on September 17, 2001.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3702 Hoggett Ford Road, Hermitage, TN 37076

(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 hand this 15th day of August, 2002.

Roy Eugene Brooks
By Patricia Lewallen, AIF

Roy Eugene Brooks
By Patricia Lewallen, Attorney in Fact

Davidson County DEEDWARR
Recvd: 08/20/02 15:19 2pgs
Fees:13.00 Taxes:536.50

20020820-0100776

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 Roy Eugene Brooks the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of August, 2002.

Commission expires:

_____

Notary Public

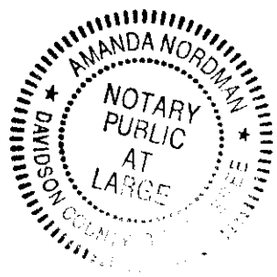
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Patricia Lewallen, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Roy Eugene Brooks, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Roy Eugene Brooks. Witness my hand and Notarial Seal this 15th day of August, 2002.

Amanda Nordman

Notary Public

My Commission Expires: 1/29/05



RETURN TO:

Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076