Box 11

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/29/03 15:31 2pgs
Fees:13.00 Taxes:301.55

20030529-0072759

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STEPHANIE J. WILLIAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOVEMBER 26, 2005

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Taylor	New Century Mortgage Corporation	MAP 50-10
(NAME) 104 Old Trail Court	(NAME) 5340 W. Kennedy Blvd , Ste. 215	PARCEL 121
(ADDRESS) Nashville, TN 37207	(ADDRESS) Tampa, FL 33609	12D-87235
(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, **Joseph Claybon and Wife, Barbara J. Claybon** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jerry Taylor***, 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:

Being Lot No. 28 on the Plan of Revised Section Two, Village by the Creek, as of record in Plat Book 5200, Page 784, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 35.00 feet on the southwesterly margin of Old Trail Court and extends back 98.26 feet on the easterly line and 115.96 feet on the northerly line and 95.02 feet on the westerly line to a dead line in the rear, measuring 156.09 feet thereon.

Being the same property conveyed to Joseph Claybon and Wife, Barbara J. Claybon by Quitclaim Deed from Joseph D. Claybon, an unmarried man of record in Instrument No. 20020124-0010323, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

*A single man

unimproved ☐

This is improved ☒ property, known as 104 Old Trail Court, Nashville, TN 37207

(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/our hand(s) this 19th day of May, 2003.

Joseph Claybon

Barbara J. Claybon

STATE of TN
COUNTY of Sumner

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Joseph Claybon and Wife, Barbara J. Claybon, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of May, 2003.

My Commission Expires:_____

Notary Public

REBECCA HUDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires April 10, 2004

File Number2304401
RETURN TO:
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075