WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF May, 2003

Notary Public

MY COMMISSION EXPIRES:_____

TINA NICHOLS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE MY COMMISSION EXPIRES 08-28-04

Davidson County DEEDWARR
Recvd: 06/10/03 13:35 2pgs
Fees:12.00 Taxes:0.00
20030610-0079916

THIS INSTRUMENT WAS PREPARED BY
GOBER TITLE & ESCROW, 2740 OLD ELM HILL PIKE, SUITE 102, NASHVILLE, TN 37214

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeannette Walker **2306 Cisco Street** **Nashville, TN 37204**	**SAME**	**105-14-187.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Barbara J. Frazier as personal representative of the Estate of Geneva Claybrooks

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeannette Walker, married,

HEREINAFTER CALLED THE GRANTEE, ***HER*** HEIRS AND ASSIGNS, 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. 16 on the Map of David Lipscomb Subdivision of record in Book 547, Page 145, in the Register's Office for Davidson County, Tennessee, to which map regerence is made for a more complete and accurate description.

Being the same property conveyed to Howard L. Claybrooks and wife, Geneva Claybrooks, by Deed from Phillip N. Brownstein, Federal Housing Commissioner, of record in Book 3856, Page 64, in the Register's Office for Davidson Count, Tennessee. Both of the Grantees having since died, with Howard L. Claybrooks predeceaseing Geneva Claybrooks. By the Last Will and Testament of Geneva Claybrooks of record in Will Book 235, Page 740, in the Probate Court Clerk's Office for Davidson County, Tennessee, said property was devised to Jeanette Walker.

Jeanette Walker, Jeanette Y. Frazier and Jeanette Frazier Walker are one and the same person.
Unimproved ( )
This is improved (X) property known as **2306 Cisco Street, Nashville, TN 37204**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ***GRANTEE, her heirs*** and assigns forever, and ***does*** covenant with the said ***GRANTEE*** that I have 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 I ***do*** further covenant and bind ***myself, my*** heirs and representatives, to warrant and forever defend the title to the said land to the said ***GRANTEE, her*** 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 our hands this 14 day of May, 2003

Barbara J Frazier as personal representative of the Estate of Genera Claybroo

Barbara J. Frazier as personal representative
of The Estate of Geneva Claybrooks

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 Barbara J. Frazier, as personal representative of the Estate of Geneva Claybrooks, the ***bargainor*** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that s***he*** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ***Nashville***, Tennessee, this 14th day of May, 2003.

Commission Expires: ~~June 28, 2004~~

My Commission Expires NOV. 25, 2006

Carmel Herron
Notary Public:

GARMEL HERRON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 20_____.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2003., before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Nashville, Tennessee, this the _____day of _____, 2002..

My commission expires:_____ _____
Notary Public