Davidson County DEEDWARR
Recvd: 09/28/04 08:18 2pgs
Fees:13.00 Taxes:129.50
20040928-0116395

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $35,000.00.

Affiant

Sworn to and subscribed before me on this the 23rd day of September, 2004.

NOTARY PUBLIC

My Commission Expires: _____

MORTGAGEE:

_____

_____

_____

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. Joe Claybon	Same as Owner	071-02-0 195.00
117 Secretariat Place		
Hendersonville, TN 37075		

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 consideration the receipt of which is hereby acknowledged, (I/WE), **CAROL M. BELL, unmarried**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **JOE CLAYBON and wife, BARBARA CLAYBON**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Lot 31B on the Plan of Zone Lot Division of Lots Nos. 27, 28, 31, 33, 39, 40, 42, 43, 44, 45 and 47, John J. Rucker Subdivision of record in Plat Book 6250, Page 651, amending Plat Book 332, Page 157, said Register's Office. Said Lot No. 31B fronts 25.0 feet on the Southerly margin of Roger Williams Avenue and extends back 145.0 feet on the Westerly line and 145.0 feet on the Easterly line to a dead line in the rear measuring 25.2 feet thereon.

BEING the same property conveyed to CAROL M. BELL by Deed dated June 29, 1992, and executed by Jack Kemp, Secretary of HUD and recorded in Book 8663, Page 919, said Register's Office.

Subject to restrictions, easements and setback lines of record.

PROPERTY SOLD "AS IS."

This is improved property known as 450 Roger Williams Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 the 23rd day of September, 2004, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Carol M. Bell

CAROL M. BELL

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, CAROL M. BELL, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 23rd day of September, 2004.

Curtis M. Lincoln

NOTARY PUBLIC

CURTIS M. LINCOLN TENN NOTARY PUBLIC AT LARGE SUMNER COUNTY

My Commission Expires: 6.2.05