This instrument was prepared by:
Larry A. Rocconi, Jr., Attorney
308 South Second Street
Clarksville, Tennessee 37040

INA LAWRENCE

TO: DEED

LEONARD D. CLAIBORNE, ET UX

Davidson County DEEDWARR
Recvd: 03/08/05 09:47 2 pgs
Fees:13.00 Taxes:351.50
20050308-0025203

FOR A VALUABLE CONSIDERATION, cash in hand paid, receipt of which is hereby acknowledged, **Ina Lawrence**, Grantor, has this day bargained and sold and does hereby transfer and convey unto **Leonard D. Claiborne and wife, Joyce A. Claiborne**, Grantees, as tenants by the entirety, their heirs and assigns forever the following described real estate, situated in the 4th Civil District of Davidson County, Tennessee, to-wit:

Being Lot 250, Section "B", Village of Old Hickory, Fourth Civil District of Davidson County, Tennessee, as shown on plan recorded July 16, 1948 of record in Book 1424, Page 67, Register's Office for Davidson County, Tennessee, fronting 90.6 feet on Clarke Street and containing 0.190 acres, more or less.

This property is subject to building setback lines, utility and drainage easements and all other matters as shown on the aforementioned plat of record in Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee.

This being the same property conveyed unto Grantor by deed of record in Book 978, Page 162, in the Register's Office for Davidson County, Tennessee.

This property is further identified as map and parcel # 44-15-381 in the Tax Assessor's Office for Davidson County, Tennessee.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE OR MATTERS WHICH WOULD BE DISCLOSED.

TO HAVE AND TO HOLD said real estate, together with all improvements thereon, unto the said **Leonard D. Claiborne and wife, Joyce A. Claiborne**, Grantees, as tenants by the entirety, their heirs and assigns forever.

GRANTOR COVENANTS that she has lawfully seized and possessed of said real estate, that she has a good and lawful right to convey the same, that it is unencumbered, that she will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION of said property is to be given with deed, and taxes are prorated between the parties as of the date hereof. Current property taxes are to be paid by Grantees.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunto signed on this 1st day of March, 2005.

Ina Lawrence

Ina Lawrence
GRANTOR

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Ina Lawrence, the within named bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, of office, this 1st day of March, 2005.

Notary Public

LARRY A. ROCCONI, JR. NOTARY PUBLIC AT LARGE MONTGOMERY CO., TENN.

My Commission Expires: 5/17/08

Name & Address of Property Owner:

Leonard D. Claiborne, et ux
1448 Liberty Lane
Gallatin TN 37066

Name & Address of Person Responsible for Payment of Taxes (if different)

SAME

STATE OF TENNESSEE, DAVIDSON COUNTY

The undersigned, Grantee, or agent of the Grantee, or Trustee acting for the Grantee, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, which ever is greater is $95,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT Joyce A. Claiborne

Subscribed and sworn to before me this 1st day of March, 2005.

NOTARY PUBLIC

My Commission Expires: 5/17/08

LARRY A. ROCCONI, JR. NOTARY PUBLIC AT LARGE MONTGOMERY CO., TENN.