THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 20385D

Davidson County DEEDWARR
Recvd: 05/06/05 09:04 2 pg
Fees:13.00 Taxes:240.50
20050506-0051106

MAP/GROUP/PARCEL:
050-10-0/123.00

NEW OWNER'S NAME AND ADDRESS:
Joseph Claybon, Jr.
18112 Mont Haven Park Place
Hendersonville, TN 37075

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Barbara J. Jones, an unmarried woman,, hereinafter called Grantor, do hereby transfer and convey unto JOSEPH D. CLAYBON, JR., AN UNMARRIED MAN, his heirs and assigns, hereinafter called Grantee, property described as follows:

> Land in Davidson County, Tennessee, being lot No. 30 on the Plan of Village by the Creek, Section Two, Revised, of record in Plat book 5200, Page 784, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> The subject property is commonly known as 3616 VILLAGE TRAIL, Nashville, TN 37207.
>
> BEING the same property conveyed to Grantors herein by deed of record in Book 7445, Page 230, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Barbara J. Jones
BARBARA J. JONES

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, BARBARA J. JONES, A MARRIED WOMAN, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 2nd day of ~~April~~ May 2005

NOTARY PUBLIC

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires:
9-27-08

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $65,000.00 ~~$84,700.00~~.

AFFIANT

Sworn to and subscribed before me, this the 2nd day of ~~April~~ May, 2005.

NOTARY PUBLIC

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires:
9-27-08