Davidson County DEEDWARR
Recvd: 05/06/05 10:14 2 pgs
Fees:13.00 Taxes:240.50
20050506-0051199

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

Our File Number: 20386D

MAP/GROUP/PARCEL:
050-11-0/070.00

NEW OWNER'S NAME AND ADDRESS:
Joseph Claybon, Jr.
107 Knights Bridge Station
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. 148 on the Plan of Village by the Creek, Section Five, of record in Plat book 6250, Page 221, 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 3720 Brickmont Drive, Nashville, TN 37207.
>
> BEING the same property conveyed to Grantors herein by deed of record in Book 8684, Page 752, 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

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, BARBARA J. JONES, 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 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.

AFFIANT

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

NOTARY PUBLIC

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires:
Exp: 9-27-08