RETURN TO: Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214
1768

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Michelle Claybrook 902 Broadmoor Nashville, TN 37218	Same	David W. McMackin 104 East Park Dr., Ste.104 Brentwood, TN 37027 2005050178
STATE OF TENNESSEE COUNTY OF Davidson		Map & Parcel No. 53-9-9

The actual consideration or value,

whichever is greater for this

transfer is $148,421.00

Affiant

Subscribed and sworn to before me
on 05/17/05.

Notary Public

My Commission
Expires: 3-31-07

MARY SOLLEY
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENNESSEE

Davidson County DEEDWARR
Recvd: 05/20/05 15:06 2 pgs
Fees:13.00 Taxes:549.16
20050520-0057347

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Robert W. Birkhead and Kathy J. Birkhead, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Michelle Claybrook and Ronnie L. Claybrook, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Land located in Davidson County, Tennessee, being more particularly described as follows:

Being all of Lot No. 85, on the plan of Sequoia Valley Subdivision, Section Two, as of record in Plat Book 9700, Page 114, Registers Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert W. Birkhead and Kathy J. Birkhead by Warranty Deed dated 10/14/1988 of record in Book 7679, Page 255, said Registers Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 902 Broadmoor, Nashville, TN 37218.

All matters shown on plat of record in Plat Book 3700, Page 114; and any and all matters of record the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTORS further covenant and bind themselves and their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 05/16/05.

Robert W. Birkhead

Kathy J. Birkhead

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 Robert W. Birkhead and Kathy J. Birkhead, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of May, 2005

Notary Public

My Commission Expires:

(SEAL)

D. W. McMACKIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN.

My Commission Expires:
SEPTEMBER 30, 2006