WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$226,000.00.**

Barbara Claybon
Affiant

Subscribed and sworn to before me this 13th day of January 2006

Notary Public
My Commission expires: 8/27/06
(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 01/20/06 16:03 2 pgs
Fees:13.00 Taxes:836.20
20060120-0008007

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Joseph Claybon	SAME	070-02-0-053.00
117 Secretariat Place		070-02-0-054.00
Hendersonville, TN 37075		070-02-0-055.00

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Anne Cato,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Joseph Claybon and Barbara Claybon, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Tract 1:

Land in the 2nd Councilmanic District of Davidson County, Tennessee being Lot No. 1 on the plan of Shawnwood, of record in Plat Book 5190, page 737, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Tract 2:

Land in the 2nd Councilmanic District of Davidson County, Tennessee being Lot No. 2 on the plan of Shawnwood, of record in Plat Book 5190, page 737, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Tract 3:

Land in the 2nd Councilmanic District of Davidson County, Tennessee being Lot No. 3 on the plan of Shawnwood, of record in Plat Book 5190, page 737, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Anne Cato, by Limited Warranty Deed from Winward Capital Corporation, on October 4, 1995, of record in Book 9826, page 409, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 070-02-0-055.00, 070-02-0-054.00, 070-02-0-053.00.
- Subject to all matters as shown on the Plan of record in Book 5190, page 737, Register's Office Davidson County, Tennessee.

This is improved property known as: **3016-3018 Stoker Lane 3020-3022 Stoker Lane, and 3024-3026 Stoker Lane, Nashville, TN 37218**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 13, 2006.

Anne E. Cato

Anne Cato

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Anne Cato** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 13, 2006

My commission expires 8/20/08

Notary Public

ANDREW H. MAHONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY