1st

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/17/06 10:48 2 pgs
Fees:13.00 Taxes:455.10
20060217-0019300

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$123,000.00.**

Affiant

Subscribed and sworn to before me this 15 day of February, 2006

Notary Public

My Commission expires: 8/20/06
(Affix Seal)

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:
Philip Williams	SunTrust Mortgage, Inc.	041-15-0-103.00
204 Ingle Avenue	201 Fourth Avenue North, 7th Floor	
Goodlettsville, TN 37072	Nashville, TN 37219	

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, **Joseph Claybon**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Philip Williams, an unmarried person**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 12 on the plan of Tuckahoe Square, of record in Book 6250, page 303, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Joseph Claybon, by deed from Thomas C. Williams, on July 29, 2005, of record in Instrument Number 20051006-0120550, 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 041-15-0-103.00.
- Subject to all matters as shown on the Plan of record in Book 6250, page 303, Register's Office Davidson County, Tennessee.

This is improved property known as: **1345/1347 Westchester Drive, Nashville, TN 37207**

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 February 15, 2006.

Joseph Claybon

Joseph Claybon

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and Official Seal at office this February 15, 2006

My commission expires 8/20/06

Notary Public

