WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/22/06 07:57 2 pgs
Fees:13.00 Taxes:381.10
20060222-0020366

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,
$103,000.00

Affiant

Subscribed and sworn to before me this 21st day of February, 2006.

Notary Public

My Commission expires: 7/25/06
(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:
Joseph Claybon	SAME	041-15-0-020.00
117 Secretariat Place		
Hendersonville, TN 37075		

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, **Howard W. Carter and wife, Peggy R. Carter, one-half (1/2) interest and Troy W. Carter one-half (1/2) interest,** 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:

Being Lot No. 302 on the plan of Bellshire Estates, Section A, of record in Book 2331, pages 115 and 116, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 302 fronts 195 feet on the northerly side of Bellshire Drive and extends back 213.3 feet on the easterly line and 251 on the westerly line to dead line in rear, measuring 198.5 feet thereon.

Being the same property conveyed to Howard W. Carter and wife, Peggy R. Carter, one-half (1/2) interest, and Troy W. Carter, one-half (1/2) interest, by deed from Ann Y. Allen, on April 6, 1992, of record in Book 8597, page 263, 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 041-15-0-020.00.
- Subject to all matters as shown on the Plan of record in Book 2331, pages 115 and 116, Register's Office Davidson County, Tennessee.

This is improved property known as: **1204 A&B Bellshire 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 21, 2006.

Howard Carter
Howard W. Carter

Troy W Carter
Troy W. Carter

Peggy R. Carter
Peggy R. Carter

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Howard W. Carter, Peggy R. Carter, and Troy W. Carter** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 21, 2006

My commission expires 8/20/06

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY