RECORD AND RETURN TO:
Heritage Title Services, LLC
8115 Isabella Lane
Suite 5
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 04/12/06 11:03 2 pgs
Fees:13.00 Taxes:407.00
20060412-0042035

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

David Webber
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MARCH, 2006.

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT 30, 2008

NOTARY PUBLIC

My commission expires: 9/30/06

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, 8115 Isabella Lane, Suite 5, Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TRAVIS D. CLAYBROOKS 329 Duke Street Nashville, Tennessee 37207	Same as new owner	MAP 71-08 PARACEL 34.00 PARCEL 18.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TEN THOUSAND AND NO/100 ($110,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **TERRELL L. STARKS, an unmarried person,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **TRAVIS D. CLAYBROOKS, unmarried,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being the easterly half of Lot No. 77 on the Plan of J.B. Hayne's Oriental Subdivision, as of record in Book 161, Pages 26 and 27, Register's Office for said County.

Said Part of Lot No. 77 fronts 50 feet on the northerly side of Duke Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Terrell L. Starks, an unmarried person, by Deed from Estate of Morris Levine, deceased, represented by Gay Levine Eisen, Executrix, dated 10/19/2005, of record in Instrument No. 20051020-0126531, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plat of record in Book 161, pages 26 and 27; to any and all restrictive covenants of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 329 Duke Street, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2006 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 24th day of March, 2006.

TERRELL L. STARKS

STATE OF TENNESSEE
COUNTY OF Tn

Personally appeared before me, a Notary Public, Terrell L. Starks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20th day of March, 2006.

Notary Public

DAVID HEYBURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11.14.09

After Recording Return To:
Heritage Title Services, LLC.
8115 Isabella Ln., Suite 5
Brentwood, TN 37027