THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
One American Center
3100 West End Avenue, Suite 550
Nashville, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 06/29/06 09:50 2 pgs
Fees:13.00 Taxes:795.50
20060629-0077812

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 051-10/8

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Subscribed and sworn to before me this the 22nd day of June, 2006.

My Commission Expires: 5/22/2010

Notary Public

ALLISON H. KEENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:

Leroy Claybrooks, Jr.
(Name)
1220 Acre Trail
(Street Address)
Madison, Tennessee 37115

SEND TAX BILLS TO:

Same
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **BOBBY R. JONES and RUBY E. JONES, husband and wife, and GEORGE R. JONES, an unmarried man** hereinafter collectively called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **LEROY CLAYBROOKS, JR, an unmarried man** hereinafter called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 36, on the Plan of Oakland Acres, Section 4, as shown on plat of record in Plat Book 2133, page 19, in the Register's Office for Davidson County, Tennessee.

Beginning on the Northerly margin of Freda Villa at the corner of Lots Nos. 36 and 37; thence with the line between said two lots Northwardly 188 feet to the Southerly margin of Lot No. 39, thence with the line between Lots Nos. 36 and 39 Eastwardly 216 feet to the Westerly margin of Acre Trail; thence with said Trail Southwardly 162 feet to the beginning of a curve; thence around said curve with a radius of 25 feet Southwardly 39.3 feet to the Northerly margin of Freda Villa; thence with said Villa Westwardly 191 feet to the beginning.

Being the same property conveyed to Bobby R. Jones and Ruby F. Jones, husband and wife, and George R. Jones in Instrument No. 20010626-0067743, recorded 06/26/2001, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 1220 Acre Trail, Madison, TN 37115

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," his successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and "Grantor" does further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," his successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their names to be affixed hereto on this 22nd day of June, 2006.

BOBBY R. JONES

RUBY E. JONES

GEORGE R. JONES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **BOBBY R. JONES and RUBY E. JONES, husband and wife, and GEORGE R. JONES, an unmarried man,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 22nd day of June, 2006.

Notary Public

My Commission Expires: 1/24/09

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN