WILLIAM B. GREGORY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$135,000.00** Michael Seymour Claybrooks II Affiant Subscribed and sworn to before me, this the 16th day of October, 2006. Notary Public My commission expires: March 30, 2010 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429 Nashville, TN 37206

File 43

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael Seymour Claybrooks, II	S A M E	MAP050 14 0
3251 Spears Road		PARCEL 096.00
Nashville, Tennessee		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Maurice Fitzgerald and wife, Cynthia W. Fitzgerald

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Seymour Claybrooks, II

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 406, on the plan of Parkwood Estates, Section Two, of record in Book 3300, page 5, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Maurice Fitzgerald and wife, Cynthia W. Fitzgerald, by instrument executed October 3, 1986, which is of record in Book 7002 page 116, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all matters as shown on the plan of Parkwood Estates, Section Two, of record in Book 3300, page 5, Register's Office, Davidson County, Tennessee; and, to restrictions, declarations, dedications, agreements memorandums, assessments, covenants, conditions, and/or easements of record against said property which are of record in said Register's Office; especially to Book 3616 page 269; Book 3249 page 345; and Book 3309 page 615, all of record in said Register's Office.

This is improved property known as **3251 Spears Road, Nashville, Tennessee**

Davidson County DEEDWARR
Recvd: 11/02/06 15:46 2 pgs
Fees:13.00 Taxes:499.50
20061102-0136506

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we 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 we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 16th day of October, 2006.

Maurice Fitzgerald

Cynthia W. Fitzgerald

WILLIAM B. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Maurice Fitzgerald and wife, Cynthia W. Fitzgerald,** the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **16th** day of **October, 2006.**

Notary Public

My Commission Expires: March 30, 2010