WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/29/07 11:10 2 pgs
Fees:13.00 Taxes:469.90

20070529-0063290

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 127,000.00

Patricia Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF May 2007

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3-20-2010
(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Jackson (NAME)	**Same as New Owner** (NAME)	MAP & PARCEL
P. O. Box 255 ~~1109 B. Clarke Street~~ (ADDRESS)	(ADDRESS)	04415038100
Greenbrier, TN 37073 ~~Old Hickory, Tn 37138~~ (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Leonard D. Claiborne and wife, Joyce A. Claiborne

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

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 Land in Davidson County, Tennessee, being Lot 250, Section "B' Village of Old Hickory, Fourth Civil District of Davidson County, Tennessee, as shown on Plan recorded July 16, 1948 of record in Book 1424, Page 67, Register's Office for Davidson County, Tennessee, fronting 90.6 feet on Clarke Street and containing 0.190 acres, more or less.

Being the same property conveyed to Leonard D. Claiborne and wife Joyce A. Claiborne by Warranty Deed from Ina Lawrence recorded March 8, 2005 as Instrument Number 20050308-0025203, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2007 AND SUBSEQUENT YEARS, FURTHER SUBJECT TO the Plan of Village of Old Hickory, Fourth Civil District, Section "B" of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, certain notes, easements and building setback ines, if any, as may be shown thereon. Subject to and/or reserving one (1) permanent easement ten (10) feet wide for utilities, and all right in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, are expressly reserved in Warranty Deed of Record in Book 1715, Page 535, Register's Office for Davidson County, Tennessee. All as shown on said recorded plan, which is made a part of this description.

unimproved ( )
This is improved (X) property, known as 1109 B. Clarke Street, Old Hickory, Tn 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 covenant 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 our hand s this 18th day of May, 2007

Leonard D. Claiborne

Leonard D. Claiborne

Joyce A. Claiborne

Joyce A. Claiborne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leonard D. Claiborne and wife, Joyce A. Claiborne

the bargainor s, 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 at Madison, Tennessee, this 18th day of May, 2007.

Commission expires 3-20-10

Deanne L. Gregory
Notary Public

DEANNE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public