WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/07/07 15:05 3 pgs
Fees:18.00 Taxes:155.40
20071207-0141905

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$42,000.00**

Affiant

Subscribed and sworn to before me this 7 day of Dec, 2007

Notary Public
My Commission expires: 11-14-2009
(Affix Seal)

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
Joe Claybon	SAME	052-05-0-062.00
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, **E. Bruce Mitchell and wife, Alice L. Mitchell**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Joe Claybon and Barbara Claybon, husband and wife, and David W. Vandenbergh and Heather B. Vandenbergh, 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. 31 of Block "J" on the revised plan of Power and Roth Madison Park Subdivision, of record in Book 843, page 7, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 31 fronts 60' on the southerly side of Emmett Avenue and extends back between lines 210' more or less to the center of Gibson's Creek.

Being the same property conveyed to A. Wayne Ray and wife Phyllis Ray, a one-half undivided interest and the remaining one half undivided interest to E. Bruce Mitchell and wife, Ruth G. Mitchell, by deed from Paul G. Gilliam and wife, Charlyne D. Gilliam, on May 27, 1985, of record in Book 6567, page 512, Register's Office for Davidson County, Tennessee. And further conveyed to E. Bruce Mitchell and wife, Ruth G. Mitchell by Quitclaim Deed from A. Wayne Ray and wife, Phyllis M. Ray of record in Book 7285, page 711, said Register's Office. The said Ruth G. Mitchell having died leaving E. Bruce Mitchell as the surviving tenant by the entirety. Further conveyed to E. Bruce Mitchell and wife, Alice L. Mitchell by Quitclaim Deed from E. Bruce Mitchell, of record in Instrument Number 20061101-0135569, said Register's Office.

The property is subject to the following:

- Taxes and assessments for the year 2008 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 052-05-0-062.00.
- Subject to all matters as shown on the Plan of record in Book 843, page 7, Register's Office Davidson County, Tennessee.
- Easements of record in Book 8681, page 153; and Book 8766, page 360, Register's Office for Davidson County, Tennessee.

This is improved property known as: **312 Emmitt Avenue, Madison, TN 37115**

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 December 7, 2007.

E. Bruce Mitchell

Alice L. Mitchell

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **E. Bruce Mitchell and Alice L. Mitchell** 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 December 7, 2007

My commission expires 8/10/17

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Elizabeth Maison do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

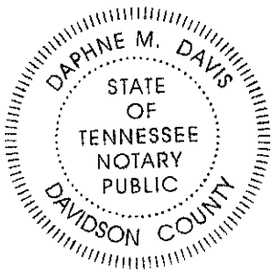
Elizabeth Maison
Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Elizabeth Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M. Davis
Notary's Signature

My commission expires: 11-14-2009



(Seal)