Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 01/03/08 10:50 2 pgs
Fees:13.00 Taxes:314.50
20080103-0000608

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Joseph A. Layman	Same	Map and Parcel
402 Claircrest Drive		162-01-0B-005.00CO
Antioch, TN 37013		

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Tirsha D. Dukes, an unmarried person,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Joseph A. Layman, an unmarried person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Clairmont, Phase Three, of record in Plat Book 6050, page 410 and revised in Plat Book 6050, page 486 Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete legal description thereof.

Being the same property conveyed to Tirsha D. Dukes, herein by Warranty Deed from Cynthia Hensley and husband, William C. Hensley, recorded December 1, 2000 at Instrument No. 20001201-0118034, in the Register's Office of Davidson County, Tennessee

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2008 and subsequent years.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 3, CLAIRMONT, as recorded in Plat Book 6050, Page(s) 410 and Plat Book 6050, Page 486, said Register's Office.

3. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6988, Page 542, Book 7269, Page 223, Book 7891, Page 590, Book 8027, Page 258, Book 8027, Page 261, Book 8027, Page 264, Book 8108, Page 993 and Book 8251, Page 180, said Register's Office.

4. Terms and provisions of the Articles of Incorporation of Clairmont Homeowners' Association, Inc. , recorded in Book 6988, Page 536 amended in Book 7960, Page 128, Book 8168, Page 430 and Book 8172, Page 28, said Register's Office.

5. Deed to Homeowners Association, Inc. For common area recorded in Book 7370, Page 995 and Book 7000, Page 153, said Register's Office.

This is improved property commonly known 402 Claircrest Drive, Antioch, Tennessee 37013.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

[STATE OF ~~TENNESSEE~~] TEXAS
[COUNTY OF ~~DAVIDSON~~] DALLAS

The actual consideration or value, whichever is greater for this transfer is $ 85,000.

Affiant

Subscribed and sworn to before me this 19th day of December, 2007.

Notary Public

My Commission Expires: 12/03/08

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 19th day of December, 2007.

Tirsha D. Dukes

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TEXAS)
COUNTY OF DALLAS)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Tirsha Dukes with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Cedar Hill Tx, this 19th day of December, 2007.

Notary Public

My Commission Expires: 12/03/08