Box 8

Davidson County DEEDWARR
Recvd: 02/19/08 13:56 2 pgs
Fees:13.00 Taxes:1128.50
20080219-0016003

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of February, 2008.

Notary Public

My commission expires: 3-20-2010

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Roger L. Proctor	NEW OWNER	Map 155-16-A, Parcel 56.00CO
5224 Timber Gap Drive		
Nashville, TN 37221		

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

Sonya Renee Ingram, now known as, Sonya R. Claxton, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roger L. Proctor and Marjorie H. Proctor, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 48, Traceside, Section Two, of record in Book 7900, pages 980-981, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sonya Renee Ingram by deed from Rick Dickinson and wife Lisa Dickinson of record in Instrument 200204040041415, said Register's Office, dated March 28, 2002.

** Rob Claxton, spouse of Sonya R. Claxton, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 980 and 981, said Register's Office, to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 9435, page 49, Book 9677, page 675, Doc. No. 20001114-0112667, Book 9668, page 899, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved (_X_) unimproved (____) property known as 5224 Timber Gap Drive, Nashville, TN 37221.

Map 155-16-A, Parcel 56.00CO is the parcel identification number assigned to the property by the county tax assessor's office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF February 15, 2008:

Sonya Renee Ingram, now known as, Sonya Renee Claxton

**Rob Claxton

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Sonya Renee Ingram now known as Sonya Renee Claxton, **and husband Rob Claxton** the within named Grantor(s), with whom I am personally acquainted (or 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 the 15th day of February, 2008.

My Commission Expires: 9/20/08

Notary Public

MONTE POE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

20081073M