BOX 14-A

3977-3

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/26/08 10:29 2 pg:
Fees:12.00 Taxes:0.00

20080626-0065791

State of Tennessee
County of Davidson

This transaction is exempt from transfer tax pursuant to the provisions of T.C.A. Section 67-4-409(a)(3)(F). No oath of value shall be required as provided in T.C.A. Section 67-4-409(a)(5).

Affiant

Subscribed and sworn to before me, this the 21st day of June, 2008.

Notary Public

My commission expires: 11-19-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ruth E. Cobbs-Clayborne, Trustee	**NEW OWNER**	**Map 063-08, Par 057 and 125**
846 North 89th Street		
East St Louis, IL 62203-2111		

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 ACKNOWLEDGED, I,

Ruth E. Cobbs-Clayborne, an unmarried woman

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

Ruth E. Cobbs-Clayborne, Trustee of the Ruth E. Cobbs-Clayborne Living Trust, dated January 17, 2002

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:

LAND in Davidson County, Tennessee, being Lot Nos. 18, 20, 22,24, 16, 14, 12 and 10 of Block "Y" on the Plan of Hadley's Bend City, of record in Book 421, Page 120, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Floyd Cobb and wife, Alice Cobb, by Deed from J. W. Denis, Trustee, of record in Book 1025, Page 338, Register's Office for Davidson County, Tennessee as it pertains to Lots 18 and 20 and Book 1261, Page 319, as it pertains to Lots 22, 24, 16, 14 12 & 10, said Register's Office. Floyd Cobb and Alice Cobb are also known as Floyd Cobbs and Alice Elizabeth Cobbs. The said Floyd Cobbs died February 13, 1975, and the title vested in Alice Cobbs as surviving tenant by the entirety. Subsequent to Floyd Cobbs' death, the said Alice Cobbs married Joe Thomas Davis. Even though Joe Thomas Davis never acquired any ownership interest in the property, he executed two quitclaim deeds to portions of the property, which together describe the entirety of the property, and the same are recorded in Book 6380, page 987 and Book 6380, Page 985, said Register's Office. The said Alice Cobbs Davis and Joe Thomas Davis were divorced in 1985. The said Alice Cobbs Davis died intestate on November 20, 1999. As evidenced by Affidavits of Heirship, which have been recorded as Instrument No. 200004170038275, said Register's Office, and Instrument No. 20080623-0064013 . Alice Elizabeth Cobbs Davis was unmarried at the date of her death, and she left two children from her marriage to Floyd Cobbs, namely Ruth E. Cobbs-Clayborne and David E. Cobbs as her heirs at law. The said David E. Cobbs died intestate on April 2, 2008. As evidenced by an Affidavit of Heirship recorded as Instrument No. 2008 0623 - 0064010 , said Register's Office, David E. Cobbs left his surviving spouse, Margaret A. Cobbs and, his daughter Amy Cobbs-Gill, as his heirs at law. The said Margaret A. Cobbs, a widower and Amy Cobbs Gills, a married woman, conveyed their interest in the property to Ruth E. Cobbs-Clayborne, by Deed of record in Instrument No. 20080626 0065790 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantee(s) herein.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

This is Improved (_X__) Unimproved (____) property, known as: **4005 Cumberland Avenue, Old Hickory, TN 37318**

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 my/our hand(s) this 20th day of June, 2008.

Ruth E. Cobbs - Clayborne

Ruth E. Cobbs-Clayborne

STATE OF Illinois)
COUNTY OF St. Clair)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ruth E. Cobbs-Clayborne, an unmarried woman,** the bargainor, 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 East St. Louis, Illinois, this 20 day of June, 2008.

Notary Public

"OFFICIAL SEAL"
KOURTNEY F TEAT
NOTARY PUBLIC STATE OF ILLINOIS
COMMISSION EXPIRES 11/01/10

My Commission Expires: 11-1-2010