Record 1st

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/24/10 15:22 3 pgs
Fees:18.00 Taxes:1148.85
20101124-0094349

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$310,500.00.**

Jonathan Kyle Williams
Affiant

Subscribed and sworn to before me this 23rd day of November, 2010.

Notary Public
My Commission expires: 8/19/14
(Affix Seal)

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:
Jonathan K. Williams	SAME	071-02-0-099.00 071-02-0-117.00 071-02-0-192.00
1034 Woodmont Drive		071-02-0-190.00 071-02-0-181.00 071-02-0-188.00
Gallatin, TN 37066		071-02-0-101.00 071-02-0-195.00 071-02-0-182.00

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, **Joseph Claybon and Barbara Claybon**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jonathan K. Williams and John F. Williams**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Tract 1: 431 Roger Williams Avenue:
Being Lot No. 47A, Zone Lot Division of Lot 47 of the resubdivision of Lot 47 on the plan of John J. Rucker Subdivision, of record in Book 6250, page 651, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joseph Claybon and Barbara J. Claybon, by deed from Aaron Squyres, as Successor Trustee and Samuel S. High, as Co-Trustee, on June 13, 2007, of record in Instrument Number 20070618-0072511, Register's Office for Davidson County, Tennessee.

Tract 2: 432 Roger Williams Avenue:
Being Lot No. 27-A on the plan of Zone Lot Division of Lot 27 of the Resubdivision of Lot No. 27 of the John Rucker Subdivision, of record in Book 6250, page 651, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joseph Claybon and Barbara Claybon, husband and wife, by deed from James Roberts, on November 18, 2009, of record in Instrument Number 20091120-0106831, Register's Office for Davidson County, Tennessee.

Tract 3: 437 Roger Williams Avenue:
Being Lot No. 45B on the plan of Zone Lot Division of Lots Nos. 27, 28, 31, 33, 39, 40, 42, 43, 44, 45, 47, John Rucker Subdivision, of record in Book 6250, page 651, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joseph Claybon and Barbara J. Claybon, husband and wife, by deed from James S. Sweeney, Sr. and Rita E. Sweeney, husband and wife, on July 31, 2001, of record in Instrument Number 20010816-0088519, Register's Office for Davidson County, Tennessee.

Tract 4: 445 Roger Williams Avenue:
Being Lot No.43-B on the plan of Zone Lot Division of Lots Nos. 27, 28, 31, 33, 39, 40, 42, 43, 44, 45, 47, John Rucker Subdivision, of record in Book 6250, page 651, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Joseph Claybon and Barbara J. Claybon, husband and wife, by deed from Rita E. Sweeney, on October 29, 1999, of record in Book 11734, page 518, Register's Office for Davidson County, Tennessee. And further conveyed to Joseph Claybon by Quitclaim Deed from Barbara J. Claybon, a married woman of record in Instrument Number 20011228-0143822, said Register's Office.

Tract 5: 463 Roger Williams Avenue:
Being Lot No.39A on the plan of Zone Lot Division of Lot No 39 of the Resubdivision of Lots Nos. 27, 28, 31, 33, 39, 40, 42, 43, 44, 45, 47, John Rucker Subdivision, of record in Book 6250, page 651, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joseph Claybon and wife, Barbara Claybon, by deed from Deutsche Bank Trust Company fka Bankers Trust Company, as Trustee, on January 23, 2003, of record in Instrument Number 20030203-0014261, Register's Office for Davidson County, Tennessee.

Tract 6: 457 Roger Williams Avenue:
Being Lot No. 40-B Zone Lot Division of Lot 40 on the plan of Resubdivision of Lot 40 of John J. Rucker Subdivision, of record in Book 6250, page 651, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Joseph Claybon and Barbara J. Claybon, husband and wife, by deed from James S. Sweeney and wife, Rita E. Sweeney, on October 29, 1999, of record in Book 11734, page 521, Register's Office for Davidson County, Tennessee. And further conveyed to Barbara J. Claybon, a married woman by Quitclaim Deed from Joseph Claybon, a married man of record in Instrument Number 20011228-0143821, said Register's Office.

Tract 7: 447 Roger Williams Avenue:
Being Lot No.43-A on the plan of Zone Lot Division of Lots Nos. 27, 28, 31, 33, 39, 40, 42, 43, 44, 45, 47, John Rucker Subdivision, of record in Book 6250, page 651, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Joseph Claybon and Barbara J. Claybon, husband and wife, by deed from Rita E. Sweeney, on October 29, 1999, of record in Book 11734, page 522, Register's Office for Davidson County, Tennessee. And further conveyed to Barbara J. Claybon, a married woman by Quitclaim Deed from Joseph Claybon, of record in Instrument Number 20011228-0143822, said Register's Office.

Tract 8: 450 Roger Williams Avenue:
Being Lot No.31B on the plan of Zone Lot Division of Lots Nos. 27, 28, 31, 33, 39, 40, 42, 43, 44, 45, 47, John Rucker Subdivision, of record in Book 6250, page 651, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 31B fronts 25.0 feet on the southerly margin of Roger Williams Avenue and extends back 145.0 feet on the westerly line and 145.0 feet on the easterly line to a dead line in the rear measuring 25.0 feet thereon.

Being the same property conveyed to Joe Claybon* and wife, Barbara Claybon, by deed from Carol M. Bell, unmarried, on September 23, 2004, of record in Instrument Number 20040928-0116395, Register's Office for Davidson County, Tennessee.

***Joe Claybon and Joseph Claybon being one and the same person.**

Tract 9: 459 Roger Williams Avenue:
Being Lot No. 40-A Zone Lot Division of Lot 40 on the plan of Resubdivision of Lot 40 of John J. Rucker Subdivision, of record in Book 6250, page 651, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joseph Claybon and Barbara J. Claybon, by deed from Rita E. Sweeney, on October 29, 1999, of record in Book 11734, page 518, Register's Office for Davidson County, Tennessee. And further conveyed to Joseph Claybon, a married man by Quitclaim Deed from Barbara J. Claybon, a married woman of record in Instrument Number 20011228-0143822, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2011 and subsequent years, plus any penalties and interest which may accrue.

- Subject to all matters as shown on the Plan of record in Book 6250, page 651; and Book 332, page 157, Register's Office Davidson County, Tennessee.

This is improved property known as: **431, 432, 437, 445, 463, 457, 447, 450 and 459 Roger Williams Avenue, Nashville, TN 37207**

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 November 23, 2010.

Joe Claybon

Barbara Claybon

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joseph Claybon and Barbara Claybon** 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 November 23, 2010

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY