105.50

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Martha O Claybrooks
Affiant

Sworn to and subscribed before me this 11 day of May, 2012.

Robert F Spann
NOTARY PUBLIC

My Commission Expires: 5-2014

ROBERT F. SPANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN.

BILL GARRETT, Davidson County
Trans:T20120043267 DEEDWARR
Recvd: 06/12/12 11:03 2 pgs
Fees:13.00 Taxes:92.50
20120612-0051328

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Nathaniel Claybrooks, Jr.	Same	09316044000
P.O. Box 211		
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Araminta Williams Family Partnership**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Nathaniel Claybrooks, Jr.**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Beginning at an iron pin located in the southerly margin of Fain Street, said iron pin being located 145.2 feet N 87° 00' W from the intersection of the margin of Fairfield Avenue and Fain Street; thence at the right angle to Fain Street, S 03° 00' W 99.3 feet to an iron pin in the common line of parcels 184 and 185, Property Map System, Davidson County, Tennessee; thence with the common line of Parcels 184 and 185, N 87° W 20.5 feet to an iron pin. Passing the centerline of a 15' dedicated alley, not constructed at 13' as shown on the Property Map System, Davidson County; thence at right angle N 3° 00' E 99.3 feet to an iron pin in Fain Street Centerline of Alley Turnout, as built. (Alley not constructed); thence at right angle to Fain Street, along the southerly margin of said Street, S 87° 00' E 20.5 feet to the point of beginning.
>
> Being a part of the same property conveyed to the Araminta Williams Family Partnership by Trustee Deed from Chan McCullough, Trustee, of record in Instrument No. 20090223-0015439, Register's Office for Davidson County, Tennessee.
>
> This is property known as 85 Fain Street, Nashville, TN

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 hand this 11 day of June, 2012.

ARAMINTA WILLIAMS FAMILY PARTNERSHIP, by

Araminta Williams

ARAMINTA WILLIAMS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, The undersigned, a Notary Public, Araminta Williams, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a partner of Araminta Williams Family Partnership, a partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 11 day of June, 2012

NOTARY PUBLIC

ROBERT F. SPANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5-20-14