Address New Owners:
Nathaniel Claybrooks, Jr
PO Box 211
Madison, TN 37115

Map Parcel No:
81-12-184

Send Tax Bills to:
Same

BILL GARRETT, Davidson County
Trans:T20120073893 DEEDWARR
Recvd: 10/01/12 11:49 2 pgs
Fees:13.00 Taxes:103.60
20121001-0089112

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the

Araminta Williams Family Partnership

hereinafter called the grantor, has bargained and sold, and by these presents does transfer and convey unto

Nathaniel Claybrooks, Jr

hereinafter called the grantees, their heirs and assigns, the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 2nd Ward of the City of Nashville, Davidson County, Tennessee, being part of the Scott Five Acre Tract, and the southeast corner of Lot No. 171 on the Plan of McGavock, Wetmore, and Others' Second Addition, called the Addition to the town of McGavock, as of record in Book 21, Page 41, Register's Office for Davidson County described as follows:
Beginning on the westerly margin of 12th Avenue North, formerly Florence Street, at a point nine feet north of the southeast corner of said Lot No. 171; thence with the westerly margin of said Avenue, southwardly 38 feet to the northeast corner of the property conveyed to W. B. Reed by deed from R. W. Turner, Trustee, of record in Book 457, Page 289, said Register's Office; thence with said Reed's northerly line, westwardly 156 feet, more or less, to the easterly margin of an alley; thence with said alley, northwardly 58 feet to the southwest corner of a nine foot strip conveyed to James Mahon and wife, by deed from Hugh L. Beaty of record in Book 113, Page 501, said Register's Office; thence with said Mahon's southerly line, easterly 156 feet, more or less to the beginning.

Being the same property conveyed by Chan McCullough, Trustee to Araminta Williams Family Partnership by Trustee's Deed of record instrument #20090223-0015439, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1531 12th Av N, Nashville, TN 37208**

TO HAVE AND TO HOLD the said tract or parcel of land with 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 property 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 property to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. 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 6th day of September, 2012.

Araminta Williams _____

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Araminta Williams, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be a partner of Araminta Williams Family Partnership, the within named bargainor, a Tennessee general partnership, and that she as such partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by herself as partner.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of September 2012.

Commission expires 1/7/2013 Notary Public

CHAN MCCULLOUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $28,000.

Nathaniel Claybrooks Jr.

AFFIANT

Subscribed and sworn to me this 6th day of September, 2012.

Commission expires 1/7/2013 Notary Public

CHAN MCCULLOUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This instrument prepared by:
Chan McCullough
700 Craighead St., Suite 103
Nashville, TN 37204