132-16-122 KS

BOOK 5329 PAGE 381

WARRANTY DEED

THIS INDENTURE, made and entered into this 10th day of August, 1978, by and between JOE C. DAVIS and L. C. ANDERSON, JR., residents of Nashbille, Davidson County, Tennessee, hereinafter referred to as "Grantors" and DERYCK CLAY, a resident of the State of California, hereinafter referred to as "Grantee".

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantors have bargained and sold and do hereby bargain, sell, convey and confirm unto Grantee the following described real estate, situated and being in Nashville, Davidson County, Tennessee:

Being the Lot 2 of the Fletcher and Layne Subdivision as of record in Book 4460, Page 119, Register's Office of Davidson County, Tennessee more particularly described as follows:

Beginning with a point in the westerly margin of Trousdale Drive at the common corners of Lots No. 1 and 2, thence with said margin south 39 degrees 47 minutes west 725.38 feet to a point being the southeast corner of said lot; thence north 29 degrees, 25 minutes east along a line measuring 454.41 feet; thence north 34 degrees 44 minutes east along a line measuring 226.77 feet; thence north 36 degrees 39 minutes east 52.58 feet to a point being the common rear corners of Lots No. 1 and 2; thence with the line between said two lots in an easterly direction 104.66 feet to the beginning.

LESS AND EXCEPT that portion of the above described property which lies south of the south line of the 150 foot TVA easement shown on the above referred to plat of the Fletcher and Layne Subdivision.

Being the same property described in a Lease, dated September 22, 1976, by and between Joe C. Davis and L. C. Anderson, Jr., residents of Nashville, Davidson County, Tennessee, and Presley Center Courts, Inc., a Tennessee corporation, that was filed for record in the Register's Office of Davidson County, Tennessee, on February 14, 1977, and recorded in Book 5115, Page 28-55.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in the said Register's Office of Davidson County, Tennessee.

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, or successors and assigns in fee simple forever.

Grantors do hereby covenant with Grantee that they are lawfully seized in fee of the aforedescribed real estate; they have good right to sell and convey the same; that the same is unencumbered, except for the 1978 City of Nashville and Davidson County taxes which the Grantee covenants and agrees to pay prior to their respective delinquency date, and subject to the abovementioned subdivision restrictions, building lines, easements and agreements, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

WITNESS the signatures of the Grantors the date and year first written above.

JOE C. DAVIS, Grantor

L. C. ANDERSON, JR., Grantor

STATE OF TENNESSEE]

COUNTY OF SHELBY]

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared JOE C. DAVIS to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS, my hand and Notarial Seal at office this 10 day of August, 1978.

ROBERTA LYN KYLE NOTARY PUBLIC SHELBY COUNTY, TENN.

Roberta Lyn Kyle
NOTARY PUBLIC

My Commission Expires:
My Commission Expires May 30, 1979

STATE OF TENNESSEE]

COUNTY OF SHELBY]

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared L. C. ANDERSON, JR. to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS, my hand and Notarial Seal at office this 10 day of August, 1978.

ROBERTA LYN KYLE NOTARY PUBLIC SHELBY COUNTY, TENN.

Roberta Lyn Kyle
NOTARY PUBLIC

My Commission Expires:
My Commission Expires May 30, 1979

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Property Address: 4633 Trousdale Drive
Nashville, Tennessee

Mail Tax Bills To: Mr. Deryck Clay
4633 Trousdale Drive
Nashville, Tennessee

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

William D. Evans, Jr., Attorney
Seventeenth Floor - One Commerce Square
Memphis, Tennessee 38103

STATE TAX	$ 1,804.50
REGISTER"S FEE	$ .50
RECORDING FEE	$ 6.00
TOTAL----------	$ 1,811.00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
AUG 24 2 05 PM '78
IDENTIF. REFERENCE
E 8 4 8 0 0

I, or we, hereby swear and affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 685,000.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Laurence D. Conn
AFFIANT

Subscribed and sworn to before me this the 23 day of August, 1978.

ROBERTA LYN KYLE NOTARY PUBLIC SHELBY COUNTY, TENN.

Roberta Lyn Kyle
NOTARY PUBLIC

My Commission Expires:
My Commission Expires May 30, 1979

AUG 24 80 CONV * .00 685,000.00
AUG 24 80 S'TAX B* 1,781.00
AUG 24 80 PR'FEE B* .50
AUG 24 80 W'DEED B* 6.00 * 1,787.50