THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Jack D. Clay
518 So. 12th Street
Nashville, TN 37206

SEND TAX BILLS TO:
First Tennessee Bank
National Association
P. O. Box 1000, Dept.47
Memphis, Tennessee 37148

MAP-PARCEL NUMBERS:
94-1-19
18W-13975

WARRANTY DEED BOOK 5828 PAGE 164

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Henry F. Niedzwecki and wife, Susan B. Niedzwecki hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jack D. Clay and wife, Vickie R. Clay hereinafter called the Grantee, Grantee's 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 No. 32 on the plan of Payne, Blakemore & Cummings Addition to Nashville, of record in Book 57, page 70, Register's Office for said County.

SAID Lot No. 32 fronts 50 feet on the westerly margin of South Twelfth Street, formerly Twelfth Street, and extends back between parallel lines 161 feet to an alley.

BEING the same property conveyed to Henry F. Niedzwecki, unmarried, by deed from Jonnie M. Kyle and wife, Nella V. Kyle, of record in Book 5274, page 397, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

27881
IDENTIFICATION REFERENCE
AUG 12 11 19 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 518 So. 12th Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 6th day of August, 1985.

Susan B. Niedzwecki

Susan B. Niedzwecki

Henry F. Niedzwecki

Henry F. Niedzwecki

STATE OF TENNESSEE
COUNTY OF Davidson

On this 6th day of August, 1985, before me personally appeared Henry F. Niedzwecki and wife, Susan B. Niedzwecki, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that the yexecuted the same as their free act and deed.

My Commission Expires: Nov 4 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6628 PAGE 165

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 26,000.00.

Jack D. Clay
Affiant

Subscribed and sworn to before me, this the 6th day of August, 1985.

My Commission Expires: Nov 4 1987

Christy Wilkins Ivey
Notary Public

NOTARY PUBLIC
STATE OF TENNESSEE

WARRANTY DEED

from:
Henry F. Niedzwecki and wife, Susan B. Niedzwecki

to:
Jack D. Clay and wife, Vickie R. Clay

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN M 23653

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 6628 PAGE 166

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

26000.00- CONT.
67.60 CSTAX
.50 PRFEE
6.00 TDEED
CHECK 74.10-
6546A08/12/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

VD 6.00- TDEED
6.00 WDEED
CHECK .00-
6547A08/12/85 BAL .00

27881

IDENTIFICATION REFERENCE

AUG 12 11 19 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 162526