Box 8 cg

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

ADDRESS NEW OWNER:
Keith Clay
3722 Woodmont Lane
Nashville, TN. 37215

MORTGAGEE:
none

MAP-PARCEL NUMBERS:
MAP 16-12
PARCEL 67
7DA-34725

WARRANTY DEED

BOOK 7222 PAGE 435

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,

Sara R. ~~Peck~~, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Keith Clay and wife, Julie 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:

RE-RECORD BOOK 7236 PAGE 487

LAND in Davidson County, Tennessee, being a portion of Lots No. 29 and ~~30~~, Block "D" on the plan of Woodmont Lane Homesites, of record in Book 1130, page 13, Register's Office for said County.

SAID portions of Lots No. 29 and 30 adjoin and together are described as follows:
BEGINNING at a point in the northeasterly margin of Tulane Court, said point being the northwesterly corner of Lot No. 28 on said plan, thence in a northwesterly direction 65.3 feet to a point in the beginning of a curve; thence, with said curve in a northerly direction 14.3 feet to a point in the southeasterly margin of Woodmont Lane; thence, with said margin of Woodmont Lane in a northeasterly direction 75.9 feet to a point, said point being 12 feet north of the common corners of Lots No. 29 and 30; thence, in a southeasterly direction 224.6 feet to a point in the common line of Lots Nos. 12 and 29; thence, with said common line in a southeasterly direction 48 feet to a point, said point being the common corner of Lots Nos, 28 and 29 thence, with the common line between Lots Nos. 28 and 29 in a southwesterly line 219.3 feet to the point of beginning.

Being a portion of the same property conveyed to Herbert J. Peck (also known as H. J. Peck), and wife, Sara R. Peck by deed from Paul W. McGaughy and wife, Martha Lindsey McGaughy of record in Book 2012, page 487, and by deed from Maurice Dembsky and wife, Catherine P. Dembsky of record in Book 2926, page 462, both in said Register's Office. Herbert J. Peck and Sara R. Peck subsequently conveyed the northeast corner of said Lot No. 29 to Maurice **

This is (an) improved property, known as 3722 Woodmont Lane, Nashville, TN. 37215

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 1st day of May, 1987.

Sara R. Peck

Sara R. Peck

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1st day of May, 1987, before me personally appeared Sara R. Peck, unmarried, 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 she executed the same as her free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7222 PAGE 436

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___.

RE-RECORD BOOK 7236 PAGE 488

My Commission Expires:_____ Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 114,500.00.

Julie Clay
Affiant

Subscribed and sworn to before me, this the 1st day of May, 1987.

My Commission Expires: 10-24-88 Notary Public

legal continued
** Dembsky and wife, Catherine P. Dembsky by Deed of record in Book 2926, page 462, said Register's Office. Herbert J. Peck (also known as H. J. Peck) conveyed his interest in subject property to Sara R. Peck by Quitclaim Deed of record in Book 6911, page 407, said Register's Office. Herbert J. Peck has since died leaving Sara R. Peck sole owner of said property.

RECORD
25882

IDENTIFI REFERENCE

MAY 14 11 47 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAY 1 3 06 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFI REFERENCE

2121

WARRANTY DEED

from:
Sara R. Peck, unmarried

to:
Keith Clay and wife, Julie Clay

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
TN 26568