BOOK 9324 PAGE 68

Box 39-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 55,000.00

Subscribed and sworn to before me, this the 22nd day of

April, 19 94

My Commission expires: 11-20-96
(Affix Seal)

Affiant

Notary Public

# WARRANTY DEED

| THIS INSTRUMENT WAS PREPARED BY: **ROBERT GREENE, ATTORNEY** | |
|---|---|
| 619 Woodland Street, Nashville, Tennessee 37206 | |
| ADDRESS OF NEW OWNER: Clay B. Nipper | SEND TAX BILLS TO: Cateret Savings Bank |
| (Name) 127 Archwood Drive | (Name) P.O. Box 419 |
| (Street Address) Madison Tennessee 37115 | (Street Address) Clearwater, Florida 34617-0419 |
| (City) (State) (Zip Code) | (City) (State) (Zip Code) |
| MAP & PARCEL NO. 43-11-172 | FIELD BOOK NO. 11D53100 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION; THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Including the assumption of a certain deed of trust dated June 29, 1987 payable to Numerica Financial Services of Tennessee, Inc. in the original principal sum of $49,650.00 and of record in Book 7283, page 902 R.O.D.C. Jerry Lee Clay and wife Debra D. Clay
HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Clay B. Nipper

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee being Lot No. 36 on the Second Revised Plan of Myatt and Eagan's Subdivision of Lots Nos. 2 and 3, of Anderson Estates, as of record in Book 1424, page 150, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the Westerly margin of Archwood Drive at the common corner of Lots No. 36 and 37 on said plan; thence with the line between said two lots, Westerly 209 feet to the common corner of Lots Nos. 34, 35, 36 and 37 on said plan; thence with the line between said Lots Nos. 35 and 36, Northerly 154.2 feet to a monument in the Southerly margin of Dupont Avenue; thence with the Southerly margin of Dupont Avenue, Easterly 188.92 feet to a monument at the beginning of a curve; thence around a curve to the right, having a radius of 20 feet; Southeasterly 31.5 feet to a monument in the Westerly margin of Archwood Drive; thence with the Westerly margin of Archwood Drive Southerly 134.12 feet to the beginning.

Being the same property conveyed to Jerry Lee Clay, unmarried by Deed from Bonnie J. Malone, unmarried of record in Book 7289, Page 899, Register's Office for Davidson County, Tennessee..

* This conveyance is subject to a Financing Statement to Electric Power Board of Davidson County, Tennessee of record in Book 8569, page 433.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 127 Archwood Drive, Madison, Tennessee 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 land in fee simple, have a good right to convey it, and the same in 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 land to the said GRANTEES, their 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 _____ hand _____ this 22nd day of April, 19 94

Jerry Lee Clay

Jerry Lee Clay

Debra D. Clay

Debra D. Clay

State of Tennessee
County of DAVIDSON

BOOK 9324 PAGE 69

On this 22nd day of April, 19 94, before me personally appeared Jerry Lee Clay and wife Debra D. Clay to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

11-20-96

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

4321 5 IDENTIF. & REFERENCE

94 APR 26 PM 4:15 DAVIDSON COUNTY, TN. REGISTER

# WARRANTY DEED

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of _____ and acknowledged that _____ executed the same as the free act and deed of _____.

Witness my hand and official seal.
My commission expires:

_____

Notary Public

State of Tennessee
County of _____

Before me, _____ personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ to be president (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that _____ as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ as _____.

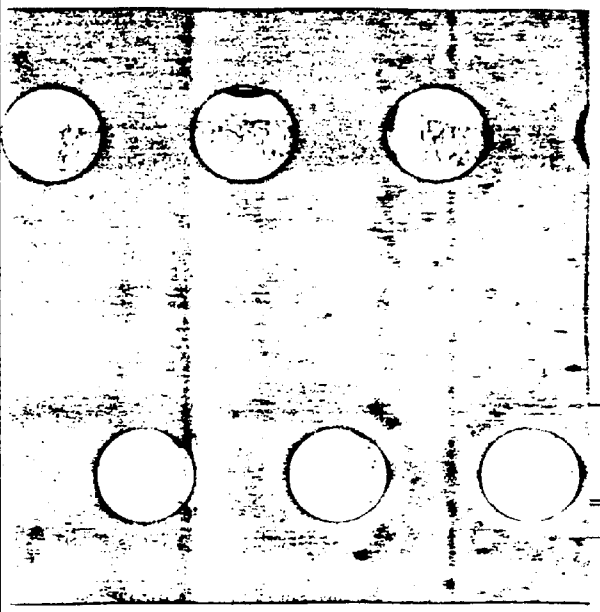
3570 04/26/94 03CHECK 212.50

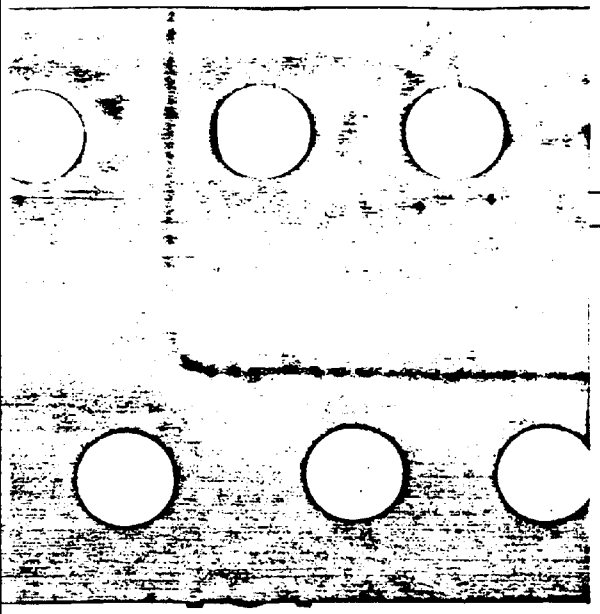
Witness my hand and official seal.
My commission expires:

_____

Notary Public

[redacted]





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 9324 PAGE 70

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | CAMT | 55000.00 |
| | | | CON TX | 203.50 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 212.50 |
| | | | CHECK | 212.50 |

04/26/94 01 16:16 0001 8570

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

43215
IDENTIF. & REFERENCE

94 APR 26 PM 4:15
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 783697