Prepared by (
A. Clay, P.O. Box 72642
Nashville, TN 37202

BOOK 9597 PG 181

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
AMBROSE W. J. CLAY (NAME)	SAME (NAME)	104-16-99
1704 Ashwood, Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ~~The love and affection I have for my son, and~~ no monetary value and 00/100 ~~- - - - - - - - - - - - - - - - - -~~ Dollars,

I, Ambrose W. J. Clay, has conveyed to my son Andrew W. Clay, one-half (½) interest in the property hereinafter described, And

have this day bargained and sold, and do hereby transfer and convey unto the said Andrew W. Clay, unmarried,

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

One-Half (½) interest into the following described real estate in Davidson County to Wit:

Being the easterly part of Lot No. 148 on the Plan of Belmont Land Company's Subdivision called Belmont Heights, as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said easterly part of Lot No. 148 fronts 50.0 feet on the northerly margin of Ashwood Avenue and runs back between parallel lines, measuring 175.0 feet on each line to a dead line in the rear measuring 50.0 feet thereon.

Being the same property conveyed to Ambrose W. J. Clay and Wife, Rosie May Clay by deed from Mary Alice S. Holden of record in Book 4109, page 412, Register's Office for Davidson County, Tennessee. The said Rosie May Clay, having since died, and being the same property conveyed to grantor by QUIT-CLAIM DEED by Andrew W. Clay of record in Book 9584 page 534 RODC, Tennessee.

* This conveyance is made subject to the First Mortgage, payable to the UNITED COMPANIES LENDING CORPORATION OF BATON ROUGH, LA. 70821-1591

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $300.00

Subscribed and sworn to before me this the 17th day of Feb. 1995

My commission expires: Jan 27, 1996 (Affix Seal)

Affiant

Notary Public

unimproved ( )
This is improved (X) property, known as 1704 Ashwood, Avenue, Nashville, Tennessee 37212
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 17th day of February, 1995, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ambrose W. J. Clay

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Jan A Brown, *a Notary Public in and for said County and State* Ambrose W. J. Clay,

the within named bargainor, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 15th *day of* February, *19* 95

Commission expires Jan 27, 1996 — *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

2494 02/16 0101 03CHECK 10.11

95 FEB 17 AM 8:50
FILED
DAVIDSON COUNTY, TN.

PICK-UP

34841
IDENTIFICATION REFERENCE

WARRANTY DEED

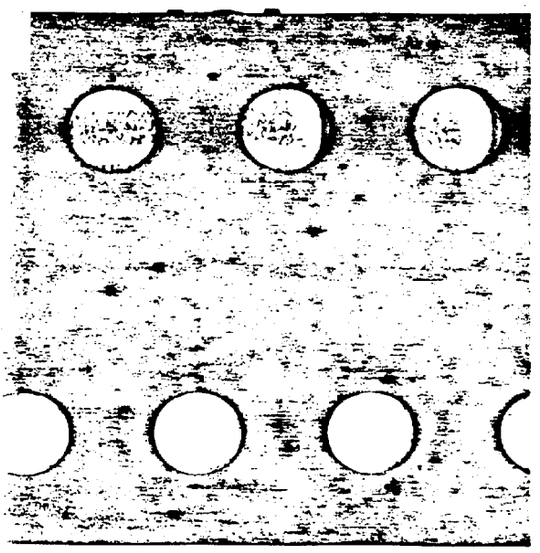
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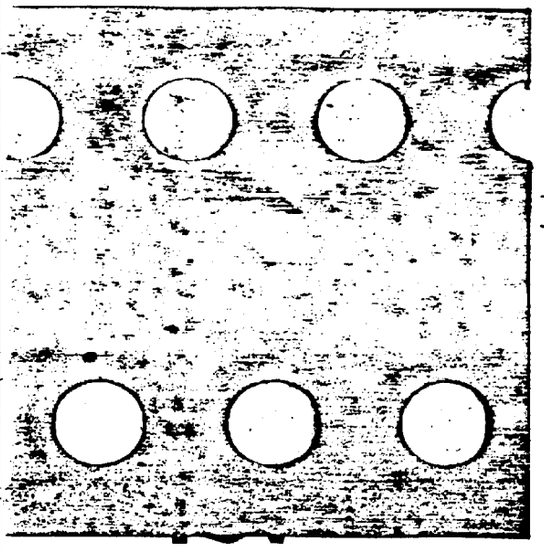
AMBROSE W.J. CLAY

TO

ANDREW W. CLAY

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9597 PG 183

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	300.00
CON TX	1.11
PRFEE	1.00
MISC	8.00
TOTAL	10.11
CHECK	10.11

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34841
IDENTIF. ↑ REFERENCE

95 FEB 17 AM 8:50

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

02/16/95 01 20:49 0001 2494

No. 882193