BOOK 9982 PG 562

This Instrument Prepared By
and Return To:
Leitner, Warner, Moffitt, et. al.
First American Center
Nashville, Tennessee 37238

New Owner:	Send Tax Bills To:	Property Address:
Timothy D. Clay Regina Clay 270 Tampa Drive Nashville, TN	Timothy D. Clay Regina Clay 270 Tampa Drive Nashville, TN	270 Tampa Drive E-27 Nashville, TN MAP PARCEL NUMBER 133-16-0A 067.00 CO

WARRANTY DEED

THIS CONVEYANCE, made and entered into as of the **18th** day of **March, 1996** by and between **Durward Brantley, Unmarried** , hereinafter referred to as "Grantors", and **Timothy D. Clay and Regina Clay, Husband and Wife** , hereinafter referred to as "Grantees".

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, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit No. E-27 of Barcelona Condominiums created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6400, page 801, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominiums set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Durward Brantley, Unmarried by deed from Joseph R. Staler and wife, Joanne Staler of record in Deed Book 9622 and Page 990, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anyway appertaining unto the said Grantee, their heirs and representatives, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized and possessed in fee simple of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except for 1996 real property taxes and that the title and quiet possession thereto Grantors will warrant and forever defend against the lawful claims of all persons.

96 MAR 18 PM 1:01
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0161279
IDENTIF. + REFERENCE

[redacted]

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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Durward Brantley

INDIVIDUAL

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 9982 PG 563

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Durward Brantley, Unmarried**, 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/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **18th** day of **March, 1996**.

Notary Public

Commission Expiration: 9/27/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or 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 **$23,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

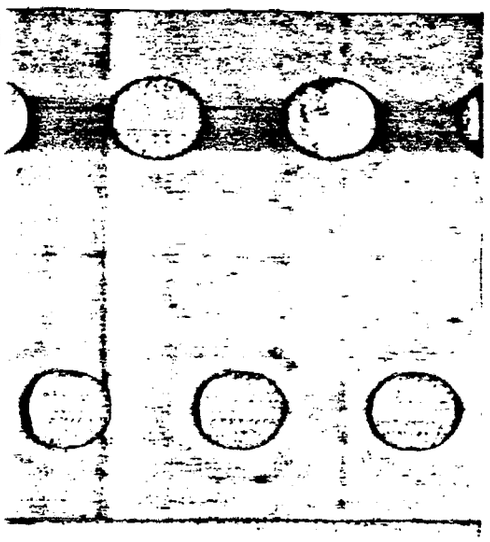
Subscribed and sworn to before me this **18th** day of **March, 1996.**

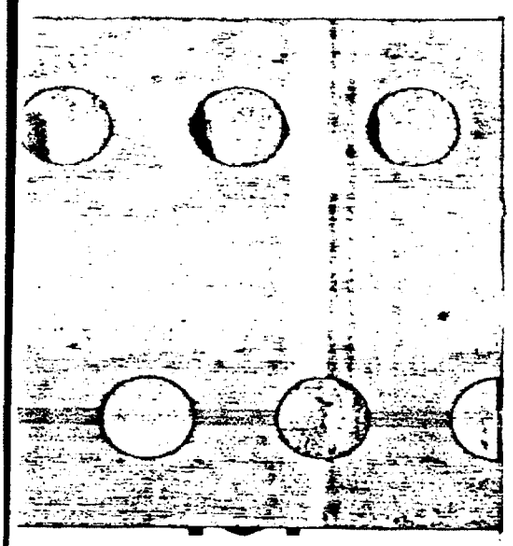
Notary Public

Commission Expiration: 9/27/97

WD-BVEZ.DOC/File No. 96105

9886 03/18 0101 03CHECK 94.10





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9982 PG 564

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	23000.00
CON TX	85.10
PRFEE	1.00
WDEED	8.00
TOTAL	94.10
CHECK	94.10

03/13/96 01 16:03 0001 9686

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0161279
IDENTIF. # REFERENCE

96 MAR 18 PM 4:01

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

No. 1017741