File Box 51-A

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

**ADDRESS NEW OWNER:**
Philip Lee Chilton and Melissa Ann Chilton
5765 River Road
Nashville, TN 37209

**SEND TAX BILL:**
*To Owner*

**MORTGAGEE:**
First American National Bank
First American Center
Nashville, TN 37237

**MAP AND PARCEL:**
MAP 102
GROUP
PARCEL 40

# WARRANTY DEED

BOOK 9985 PG 360

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Aubrey Freddie Clay, married,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Philip Lee Chilton and wife, Melissa Ann Chilton,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

**(SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION)**

Lorene Mann joins in this conveyance to convey any and all rights she may have in the subject property by virtue of her marriage to Aubrey Freddie Clay.

The property description used in this conveyance is the same as the previous transfer.

This is improved property known as 5765 River Road, Nashville, TN 37209.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Philip Lee Chilton and wife, Melissa Ann Chilton, their heirs and assigns, forever; and I, Aubrey Freddie Clay, married, do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable

to all genders.



Witness our hands this the 20th day of March, 1996.

Aubrey Freddie Clay
Aubrey Freddie Clay

Lorene Mann
Lorene Mann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Aubrey Freddie Clay and wife, Lorene Mann**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of March, 1996.

NOTARY PUBLIC

My Commission Expires: June 19, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $210,000.00.

AFFIANT

Subscribed and sworn to before me
this 20th day of March, 1996.

NOTARY PUBLIC

My Commission Expires: June 19, 1999

96 MAR 20 PM 3:55
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

03:28 03/20 0101 03CHECK 790.00

0162148
IDENTIF. & REFERENCE

C:\WP51\WORK\CLOSINGS\GFA96235.WD

EXHIBIT A

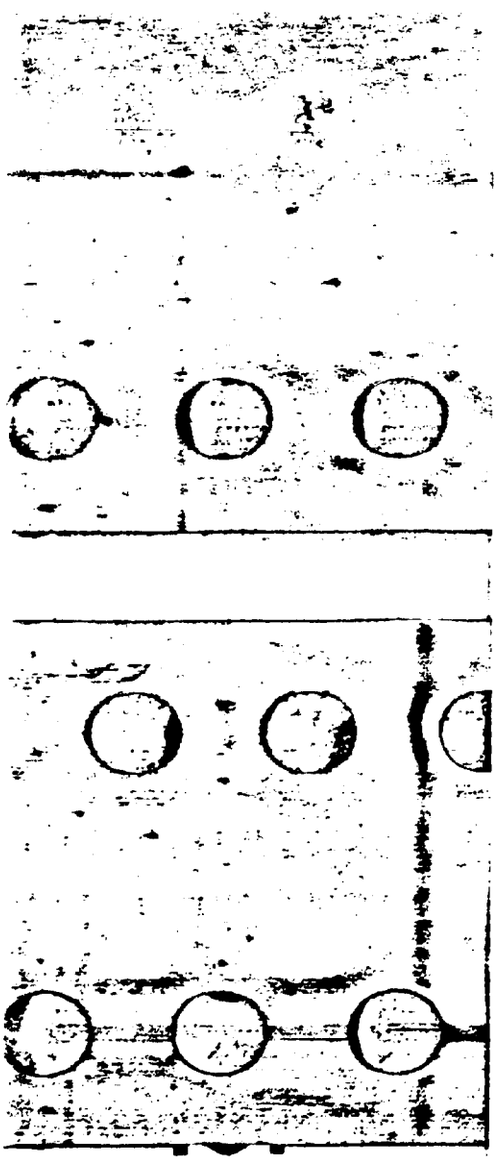
BOOK 9985PG362

LAND in the 8th Civil District of Davidson County, Tennessee, and consisting of two tracts or parcels which are part of Lot No. 1 of the W. E. Watkins Plan, of record in Plan Book 21, page 98, Register's Office of Davidson County, Tennessee, and described more particularly as follows:

TRACT No. 1:
BEGINNING at a point on the southerly line of Lot No. 1 of the W. E. Watkins Plan, said point being 45 poles westwardly from the southeast corner of said Lot No. 1, said point being further described as the southwest corner of a 10-acre tract conveyed to Green Carter, by deed from John Overton, Jr., et ux., of record in Book 52, page 134, Register's Office for said County; thence north 88 degrees east with the southerly line of said Lot No. 1, 38 poles to a stake and cedar pointer; thence north 16-3/4 degrees east 120 poles to a stone in the center of a road (River Road); thence south 84 degrees east 4.64 poles to the northwest corner of the property conveyed to Green Carter as aforesaid; thence with said Carter's westerly boundary south 0 degrees 30' east 112 poles to the point of beginning containing 15 acres, more or less.

TRACT II:
BEGINNING at a stone in the center of a road (River Road) said point being the northwesterly corner of property conveyed to Green Carter, by deed from John Overton, Jr., et ux., of record in Book 52, page 134, Register's Office for said County; thence with the easterly line of property conveyed to Lena Polly Davidson, of record in Book 731, page 116, said Register's Office, south 0 degrees 30' east 650 feet to a point; thence northwardly to a point in the northerly line of the said Green Carter property, said point being 72.5 feet eastwardly from the point of beginning; thence northwestwardly with the northerly line of said Green Carter tract 72.5 feet to the point of beginning, containing 2 acres, more or less.

**BEING the same property conveyed to Aubrey Freddie Clay, by deed from Jessie K. Davidson, Jr., unmarried, Estella Burks, unmarried, and Arvella Brown, as of record in Book 5413, page 54, Register's Office for Davidson County, Tennessee.**



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9985 PG 363

| | | |
|---|---|---|
| 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
210000.00
CON TX 777.00
PRFEE 1.00
WDEED 12.00
TOTAL 790.00
CHECK 790.00
03/20/96 01 15:57 0001 0628

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

0162148
IDENTIF. ↑ REFERENCE

96 MAR 20 PM 3:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1018674