File Box 51-7

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

ADDRESS NEW OWNER:
Aubrey Freddie Clay
2105 East Hill Drive
Madison, TN 37115

SEND TAX BILL:
To Owner

MORTGAGEE:
NONE

MAP AND PARCEL:
MAP 103-3
GROUP
PARCEL 65

WARRANTY DEED

BOOK 9985 PG 376

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

> Land in Davidson County, Tennessee, being the west 50 feet of the south 150 feet of Block 20 on the Map of the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.
>
> SAID part of said Block fronts 50 feet on the northerly side of Idaho Avenue and runs back between parallel lines along the easterly margin of 53rd Avenue No., 150 feet to an alley.
>
> BEING the same property conveyed to Philip Lee Chilton and wife, Melisa Ann Chilton by deed from Estelle C. Watts, as of record in Book 6136, page 353, Register's Office for Davidson County, Tennessee.
>
> The description used in this conveyance is the same as in the previous transfer.

This is improved property known as 5210 Idaho Avenue, 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 Aubrey Freddie Clay, married, his heirs and assigns, forever; and we, Philip Lee Chilton and wife, Melisa Ann Chilton, do covenant with the said Grantee that we are lawfully seized and

*Melisa Ann Chilton and Melissa Ann Chilton is one and the same person.

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 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 Grantee, his 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.

BOOK 9985 PG 377

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

Philip Lee Chilton

Melisa Ann Chilton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Philip Lee Chilton and wife, Melisa Ann Chilton**, the bargainors, 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 $71,039.14.

AFFIANT

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

NOTARY PUBLIC

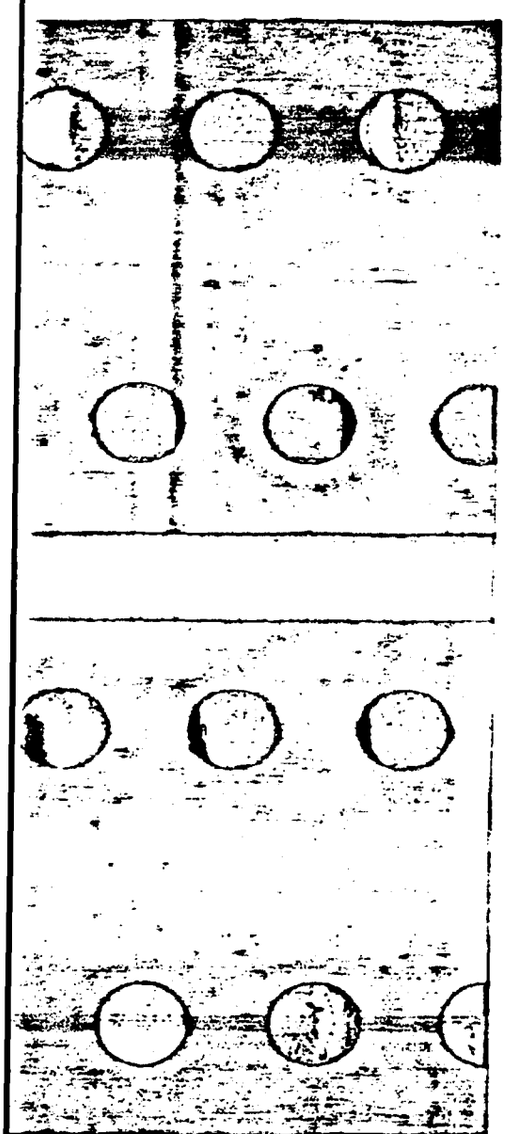
My Commission Expires: JUNE 19, 1999

C:\WPS11\WORK\CLOSING\BRYM996256.WD

96 MAR 20 PM 3:57
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

0162151
IDENTIF. ▲ REFERENCE

3531 03/20 2101 03CHECK 271.85



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

RECEIVED OF _____

FOR _____

BOOK 9985 PG 378

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 71039.14
CON TX 262.85
PRFEE 1.00
WDEED 8.00
TOTAL 271.85
CHECK 271.85

03/20/96 01 15:59 0001 0631

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0162151
IDENTIF. ◆ REFERENCE

96 MAR 20 PM 3:57
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1018677