BOOK 10454 PG 462

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **8th** day of **May, 1997** between WILLIE BELLE CRAIG CLAY, A MARRIED WOMAN, , and Maurice K CLAY, HER HUSBAND, GRANTOR, and SHANE E. POSEY, UNMARRIED, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, WILLIE BELLE CRAIG CLAY, A MARRIED WOMAN, , and Maurice K CLAY, HER HUSBAND, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto SHANE E. POSEY. UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 512 MAY DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds herself, her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

GRANTOR is joined in this conveyance by her husband Maurice K. Clay, for the express purpose of conveying any right, title and interest he may have in and to the herein described property, marital or otherwise.

WITNESS the hands and seals of GRANTOR on the day and year first above written.

Willie Belle Craig Clay
WILLIE BELLE CRAIG CLAY Signature of Seller

Maurice K. Clay
MAURICE K. CLAY
Signature of Seller

1117 05/14 0101 CSCHLOK 30.30

IDENTIFICATION REFERENCE

97 MAY 14 PM 2:59
REGISTER
DAVIDSON COUNTY, TN

BOOK 11454 PG 463

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, WILLIE BELLE CRAIG CLAY, A MARRIED WOMAN, , and Maurice K CLAY, HER HUSBAND, the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this **8th** day of **May, 1997.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

SHANE E. POSEY

Property Address:

512 MAY DRIVE
MADISON, TN 37115

Person Responsible for Taxes:

SUNTRUST BANK, NASHVILLE, N.A.
P.O. BOX 100100
ATLANTA, GA 30358

Map & Parcel #: MAP 043-06, PARCEL 152.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$79,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **8th** day of **May, 1997.**

Notary Public

My Commission Expires: 5/28/2000

EXHIBIT 'A'

Tract No. One: Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Farview, Section Two, of record in Book 3600, page 6, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 73 feet on the east side of May Drive and extends back 161.1 feet on the north line and 164.5 feet on the south line, to a dead line in the rear on which it measures 73.1 feet.

Being the same property conveyed to E.H. Craig, Jr., and wife, Willie Belle Craig, by Warranty Deed from David O. Jackson and wife, Linda L. Jackson, of record in Book 4405, page 301, Register's Office for Davidson County, Tennessee.

Tract No. Two: Land in Davidson County, Tennessee, being Parcel "B" on the Plan of Farview, Section II, of record in Book 3600, page 6, Register's Office for Davidson County, Tennessee.

Beginning at the rear line of Lots Nos. 3, 4 and 5, and running back in an easterly direction between vertical lines from the common corners of the property line of Lots 3 and 1 and Lots 5 and 6, to the rear line of Parcel "B", being a dead line.

Being the same property conveyed to E.H. CRAIG, JR., AND WIFE, WILLIE BELLE CRAIG, by Deed from DAVID O. AND LINDA L. JACKSON, of record in Deed Book 4424, Page 362, Register's Office for DAVIDSON County, Tennessee.
The said E.H. CRAIG, JR, having since died, both tracts vested by operation of law in his surviving spouse, Willie Belle Craig. Willie Belle Craig married Maurice Clay on May 1, 1989. Willie Belle Craig and Willie Belle Craig Clay are one and the same person.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1997 and subsequent years not yet due and payable (MAP 043-06, PARCEL 152.00, 1996 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 611.63).

2. All matters as set forth on the Plan of record in Plat Book 3600, page 6, said Register's Office, which plan includes a 30-foot minimum building setback line from May Drive; a 50-foot TVA easement along the back lot line; and an 18-inch sewer easement through the middle of said lot running north to south; and a 20-foot sewer easement through the center of said lot; and a 2.5' X 30' utility anchor easement on the western corner of said lot.

3. Restrictive Covenants recorded in Deed Book 2246, Page 360, Register's Office for DAVIDSON County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

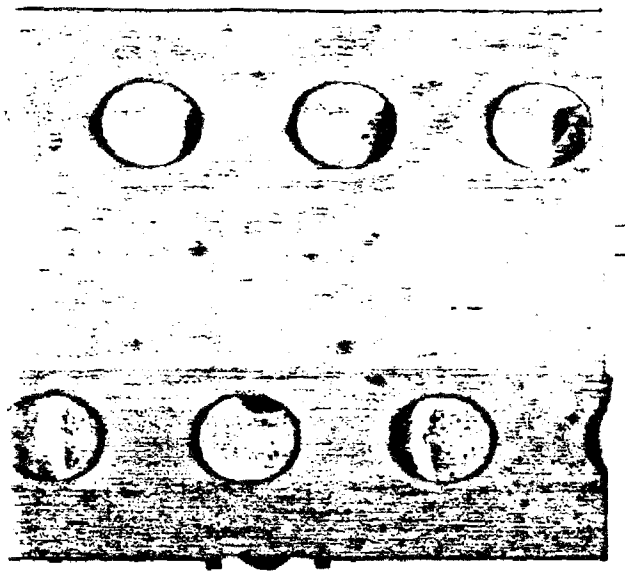
RECEIVED OF _____

FOR _____

BOOK 10454 PG 465

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 79000.00
CON TX 292.30
PRFEE 1.00
WDEED 12.00
TOTAL 305.30
CHECK 305.30

05/14/97 01 15:04 0001 1117

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0304990
IDENTIF. ↑ REFERENCE

97 MAY 14 PM 2:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1151142