Joseph B. Pitt, Jr., Attorney
414 Union Street, Suite 1800
Nashville, TN 37219
File No. 286985

39-B

BOOK 11066 PAGE 749

# WARRANTY DEED

| ADDRESS NEW OWNER(s) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| James R. Clairday | National Bank of Commerce | Map 76-9-A |
| (NAME) 841 Chandler Grove Dr. | (NAME) 7770 Poplar Suite 103 | Parcel 17 |
| (STREET ADDRESS OR ROUTE NUMBER) Hermitage, TN 37076 | (STREET ADDRESS) Germantown, TN 38138 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,* Thomas W. Greene, Jr. and wife, Patricia S. Greene *have this day bargained and sold, and do hereby transfer and convey unto the said* James R. Clairday and wife, Deborah K. Clairday *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Chandler Grove, of record in Plat Book 7900, page 802; Amended in Book 10422, page 432, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas W. Greene, Jr. and wife, Patricia S. Greene, by Warranty Deed from Zaring Homes, Inc., of record in Book 10578, page 720, Register's Office for Davidson County, Tennessee.

*STATE OF* TN
*COUNTY OF* Davidson
*The actual consideration or value whichever is greater, for this transfer is* $ 170,000.00
*Subscribed and sworn to before me this the* 10 *day of* Aug *19* 98
*Affiant*
*My commission expires:* 4-29-2001
*(Affix Seal)*
*Notary Public*

NOTARY PUBLIC STATE OF TENNESSEE LARGE

*This is unimproved ( ) property, known as* 841 Chandler Grove Drive, Hermitage, TN 37076
*improved (X)* *(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, except for those encumbrances set forth hereinafter.*

*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, claimimg by, through or under the grantor.*

*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 hand this* 15th *day of* June *, 19* 98*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas W. Greene, Jr.

Patricia S. Greene

*STATE OF* South Carolina
*COUNTY OF* Richland

*Personally appeared before me,* Joanne Stewart, *a Notary Public in and for said County and State,* Thomas W. Greene, Jr. and Patricia S. Greene

_____, *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 and official seal at* Richland County, S.C., *this* 19 *day of* June, *19* 98.

Joanne Stewart
*Notary Public*

*My Commission Expires:* 11-1-2001

*STATE OF* _____
*COUNTY OF* _____

*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 official seal, at office in* _____, *this* ___ *day of* _____, *19*___.

_____
*Notary Public*

*My Commission Expires:* _____

Encumbrances:

1. Taxes for 1998 and all subsequent years.

2. Declaration of Covenants, Conditions and Restrictions of record in Book 9480, page 4, and in Book 9178, page 773, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Book 7900, page 802, as corrected in Book 9942, page 837, and amended in Book 10422, page 432, in said Register's Office.

4. Lot Purchase Agreement by and between Brent Campbell and Charles Duncan (seller) and Zaring Homes, Inc., an Ohio corporation (purchaser), of record in Book 9674, page 207, in said Register's Office.

5. Subject to rights of others in and to the common areas/elements.

04751 82
RECEIVED FOR REFERENCE
98 AUG 14 PM 2:34
TRUST 8/14 9:01 03CHECK 640.00

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

AMT

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

| | |
|---|---|
| SON TX | 625.00 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 640.00 |
| CHECK | 640.00 |

08/14/93 01 14:35 0001 7283

93 AUG 14 PM 2:34

0475182

No. 1[illegible]