This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Box 60

BOOK 11501 PG. 815

ADDRESS NEW OWNER:
Mary Elizabeth Clayton
3921 Westlawn Place
Nashville, Tennessee 37209

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SouthTrust Mortgage Corporation
5409 Maryland Way, Suite 100
Brentwood, TN 37027

MAP **103-8**
GROUP **C**
PARCEL **4.00**

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, **Terance W. Janiak and Margieann L. Janiak, Co-Trustees for The Janiak Family Trust** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Mary Elizabeth Clayton, unmarried**, hereinafter called the "GRANTEE", her 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 Unit No. 2-B on the Plan of Westlawn, a Condominium Development, of record in Book 7972, page 794, said Register's Office.

Being the same property conveyed to Terance W. Janiak and Margieann L. Janiak, Co-Trustees for The Janiak Family Trust by deed from Larry L. Schmittou and wife, Shirley Schmittou of record in Book 9562, page 730, Register's Office for Davidson County, Tennessee.

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

This conveyance is further made subject to real property taxes for 1999 and subsequent years.

This is improved property known as 3921 Westlawn Place, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", her heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they are 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0593363

IDENTIFICATION REFERENCE

99 JUN -1 AM 9:42
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

317.73 10/20 15532

WITNESS our hands this the 27th day of May, 1999.

Terance W. Janiak

Margieann L. Janiak

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Terance W. Janiak and Margieann L. Janiak, Co-Trustees for The Janiak Family Trust,** 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 this 27th day of May, 1999.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 3/24/2001

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $82,900.00.

Mary Elizabeth Clayton
AFFIANT

Subscribed and sworn to before me on this 27th day of May, 1999.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 3/24/2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11501 PG. 817

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0593363

IDENTIFICATION REFERENCE

99 JUN -1 AM 9:42

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	82900.00
CON TX	306.73
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	317.73
CHECK	317.73

06/01/99 01 09:46 0001 2851

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1467393