44
LT

Box 44

Box 44

THIS INSTRUMENT PREPARED BY:
JEFFREY MOBLEY, ESQ.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 1999.

JULIA C. HUNT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires MAY. 27, 2001

Address New Owner as Follows:
Mr. Hansel Creason Clayton, Jr.
3914 Skyline Drive
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
Map 117-13-A
Parcel 137

[illegible] $10.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Hansel Creason Clayton, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Hansel Creason Clayton, Jr., hereinafter called the Grantee, his heirs and assigns, the tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1999 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Any matters of record.

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, his heirs and assigns, forever; and I covenant with the said Grantee 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 further covenant and bind myself, my heirs and assigns, 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.

WITNESS my hand this 30 day of June, 1999.

Hansel Creason Clayton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hansel Creason Clayton, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of June, 1999.

JULIA C. HUNT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Julia C. Hunt
Notary Public

My Commission Expires:

My Commission Expires MAY. 27, 2001

117188.1

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EXHIBIT A

LEGAL DESCRIPTION

A certain condominium apartment being Unit No. 9-A, Pointset Condominiums, a Horizontal Property Regime as shown on Exhibit "B" to Master Deed and By-Laws of Lot No. 9 Pointset Condominium of record in Book 5265, page 757, Register's Office for said County, and being located on Lot No. 9 as shown on the Plan of Pointset of record in Book 5050, page 65, said Register's Office, to which reference is here made, together with undivided interest in limited common areas and facilities as set out in Master Deed and By-Laws of record in Book 5265, page 743, said Register's Office.

Being the same property conveyed to Hansel Creason Clayton by deed from Gania Rose Clayton of record in Book 6560, page 613, Register's Office for Davidson County, Tennessee.

This is improved property known as 3914 Skyline Drive, Nashville, TN 37215.

06064433
IDENTIF. & REFERENCE
99 JUL -1 AM 11:08
MILL BARNETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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FOR _____

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

0606433

IDENTIF. & REFERENCE

99 JUL -1 AM 11:09

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

07/01/99 02 CAMT 150,000.00 23

CAMT 150,000.00
CTAX 555.00
PFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 570.00
CHECK 570.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1485272