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THIS INSTRUMENT PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

BOOK 11584 PG. 459

WARRANTY DEED

Name and Address of New Owner: **Gania Clayton** **170 Woodmont Boulevard** **Nashville, Tennessee 37205**	
Send Tax Bills To: **NEW OWNER**	
Street Address of Subject Property: **170 Woodmont Boulevard** **Nashville, Tennessee 37205**	**Map-Parcel No:** **Map 116-4** **Parcel 14.01.00**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **NITA ANNE SMALDONE, AN UNMARRIED PERSON,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **GANIA CLAYTON,** hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 107 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, of record in Book 421, page 100, Register's Office for Davidson County, Tennessee.

Said southerly one-half of Lot No. 107 fronts 50 feet on the easterly side of Woodmont Avenue, or Woodmont Boulevard, and runs back between parallel lines 200 feet to the west line of Lot No. 60.

Being the same property conveyed to Nita Anne Smaldone, unmarried, by deed from Gary L. Gallman, unmarried, of record in Book 8451, page 647, said Register's Office.

The conveyance of the above described parcel of land is subject to the following:

1. 1999 Metropolitan Davidson County taxes which have been prorated by the parties and assumed by the Grantees;

2. All matters shown on the Plan of record in Book 421, page 100, Register's Office for Davidson County, Tennessee.

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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 GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 20th day of July, 1999.

Nita Anne Smaldone

By Douglas A. Brace Attorney in fact

NITA ANNE SMALDONE, BY DOUGLAS A. BRACE AS ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas A. Brace with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Nita Anne Smaldone as her Attorney-in-Fact, as the free act and deed of the within named Nita Anne Smaldone.

Witness my hand this 20th day of July, 1999.

Madge A. Fly
Notary Public

My Commission Expires:_____

MADGE A. FLY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Madge A. Fly
My Commission Expires
May 28, 2003
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $225,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of July, 1999.

NOTARY PUBLIC

My commission expires:_____

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
November 24, 2001
STATE OF TENNESSEE

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11584 PG. 462

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

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[illegible] REFERENCE

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[illegible]

CAPIT

225000.00

CO [illegible] 832.50
PRFEE 1.00
MISC 12.00
CFEE 1.00
TOTAL 847.50
CHECK 847.50

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1494216