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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (ljh) Title No: 41238
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John W. Clay, Jr. Anne C. Clay 177 Charleston Park Nashville, TN 37205	Bank of America 2059 Northlake Parkway Tucker, GA 30084

TAX MAP-PARCEL NUMBERS: 116-8-G-177

BOOK 11661 PAGE 202

WARRANTY DEED

E175 09/14 0101 03CHECK 2216.50

FOR AND IN CONSIDERATION of the sum of **$ 595000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ann L. McNabb, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John W. Clay, Jr. and Anne C. Clay, both unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 177 on the Plan of Sugartree Phase 3, Revised of record in Book 5050, page 67-71 amended in Book 5169, page 426 amended in Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, Register's Office for said County.

SAID Lot 177 fronts 60.00 feet on the southeasterly margin of Charleston Park and extends back 97.30 feet on the northeasterly line and 98.00 feet on the southwesterly line to a broken line in the rear, measuring 60.01 feet thereon.

BEING the same property conveyed to Paul C. McNabb and wife, Ann McNabb by deed from Gary L. Sisco and wife, Mary Sue Sisco of record in Book 7518, page 235, Register's Office for said County. Paul C. McNabb has since conveyed all of his interest in subject property to Ann McNabb by Quitclaim Deed of record in Book 10841, page 510, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2000 and subsequent years; The Plan of record in Book 5050, pages 67-71, and as amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and in Book 5238, page 93, which shows an owner's certificate, and a 10 foot minimum building setback line from Charleston Park, together with additional setback designations; Covenants, Conditions and restrictions of record in Book 4857, page 157, Book 4874,page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, which contains liens, assessments and other matters.

This instrument is executed on behalf of by Ann L. McNabb as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

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 **Ann L. McNabb**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Paul C. McNabb**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 10th day of September, 1999.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires 7/26/2003

EXHIBIT "A"
To
WARRANTY DEED

FROM: Ann L. McNabb

TO: John W. Clay, Jr. and Anne C. Clay

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Ann L. McNabb, Affiant

Sworn to and subscribed before me this
10th day of September, 1999.

Notary Public

My Commission Expires:_____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

This is improved property, known as: 177 Charleston Park, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

BOOK 11661 PAGE 204

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of September, 1999.

Ann L. McNabb

Ann L. McNabb

Paul C. McNabb By Ann L. McNabb

Paul C. McNabb, By: Ann L. McNabb, Atty-In-Fact

State of Tennessee
County of Davidson

On this 10th day of September, 1999, before me the undersigned authority, personally appeared **Ann L. McNabb**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

State of Tennessee
County of Davidson

My Commission Expires 7/26/2003

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 595000.00

Affiant

Sworn and subscribed before me on the 10th day of September, 1999.

Notary Public

My Commission Expires: 11/27/99

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11661 PAGE 205

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

0635595

INSTRUMENT # REFERENCE

99 SEP 14 AM 11:42

REGISTER
DAVIDSON CO. TN.

CAMT		
	595000.00	
CON TX	2201.50	
PRFEE	1.00	
WDEED	12.00	
CFEE	2.00	
TOTAL	2216.50	
CHECK	2216.50	

09/14/99 01 11:45 0001 8175

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1516152