Box 44
AS

Instr:200005230051742 Page: 1 OF 2
REC'D FOR REC 05/23/2000 3:06:17PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $462.50

THIS INSTRUMENT PREPARED BY:
George V. Crawford, III
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 $125,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2000.

Notary Public

My Commission Expires: 6/18/2003

Address New Owner As Follows:
Brian J. Clay and
Corrie J. Tolerico
2107 Fairfax Avenue, Unit #204
Nashville, TN 37212

Send Tax Bills To:
SunTrust Bank
P.O. Box 305110
Nashville, TN 37230-5110

Map-Parcel Number:

104-12B-108

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KELLY LYNN MOORE, UNMARRIED AND JANYE RENEE MOORE, UNMARRIED,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **BRIAN J. CLAY, UNMARRIED AND CORRIE J. TOLERICO, UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 204, Building No. 1 on the Plan of Ashley Place Condominiums, of record in Book 6200, page 462, Register's Office for said County and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kelly Lynn Moore and Janye Renee Moore, as joint tenants with right of survivorship by deed from Andrew J. Peters, a single person, of record in Book 9673, page 937, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2000 Metro taxes, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 6200, page 462, Register's Office for said County.

3. Master Deed establishing a Horizontal Property Regime, of record in Book 6839, Page 635, Register's Office for said County.

This is improved property known as 2107 Fairfax Avenue, Unit #204, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and it covenants with the said Grantees that it is 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 covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 22nd day of May, 2000.

Kelly Lynn Moore

Kelly Lynn Moore

Janye Renee Moore

Janye Renee Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KELLY LYNN MOORE,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of May, 2000.

Notary Public

My Commission Expires: 5/28/2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JANYE RENEE MOORE,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of May, 2000.

Notary Public

My Commission Expires: 5/28/2003