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L.T

Box 44

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (gj) Title No: 41922
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/13/00 12:08 2pgs
Fees:11.00 Taxes:962.00

20000913-0091091

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stewart C. Clay John W. Clay, Jr. 121 Gilman Avenue Nashville, TN 37205	Same

TAX MAP-PARCEL NUMBERS: 130-5-65

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 260000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Harrison B. Dean and spouse, Kristin Bisbee Dean,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stewart C. Clay, having a 53.846% undivided interest, and John W. Clay, Jr., having a 46.154% undivided interest, all as tenants in common,** 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. 22 on the Plan of 2nd Revised Plan, Highlands of Belle Meade No. 2, Blocks E, F, G, H & K of record in Book 1130, pages 71 and 72, Register's Office for said County.

SAID Lot No. 22 of Block G fronts 100 feet on the southwesterly margin of Gilman Avenue and extends back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Harrison B. Dean and Kristin Bisbee, tenants in common with right of survivorship, having since married, by deed from Robert W. Edwards unmarried, of record in Book 11179, page 140, Register's Office for Davidson County, Tennessee.

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, with Owner's Certificate, of record in Plat Book 1130, Page 71 and 72, said Register's Office, which Plan shows a 50 foot minimum building setback line from Gilman Avenue and 10 foot easement for utility purposes along the rear line(s)

This is improved property, known as: 121 Gilman Avenue, 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.

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 13th day of September, 2000.

Harrison B. Dean

Kristin Bisbee Dean

State of Tennessee
County of Davidson

On this 13th day of September, 2000, before me the undersigned authority, personally appeared **Harrison B. Dean** and **Kristin Bisbee Dean**, 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: _____

Notary Public

State of Tennessee
County of Davidson

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: $ 260000.00

Affiant

Sworn and subscribed before me on the 13th day of September, 2000.

Notary Public

My Commission Expires: 10/25/2003