PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 12/01/00 16:21 2pgs
Fees:11.00 Taxes:1942.50
20001201-0118366

W & I Ref: (st) Title No: 42041
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Gregory Scott Clayton<br>Pamula Cardin-Clayton<br>911 Overton Lea Road<br>Nashville, TN 37220 | Union Planters Bank<br>2019 Richard Jones Road, Ste. 300<br>Nashville, TN 37215 |

**TAX MAP-PARCEL NUMBERS: 146-06-002**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 525,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph P. Bruner and Terra Angel Bruner, both unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gregory Scott Clayton and spouse, Pamula Cardin-Clayton,** 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. 3 of Block "C" on the Map of Bridle Path Estates of record in Plat Book 974, Pages 96-81, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joseph P. Bruner and wife, Terra Angel Bruner by deed from William David Harrison and wife, Sheila Ann Harrison of record in Book 8389, Page 722, 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 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 974, Pages 76-81, said Register's Office, which Plan shows a 150 foot minimum building setback line from Overton Lea Road and 12 foot easement for bridle path along the northerly & southerly line(s); Title to that portion of the premises embraced within the bounds of Overton Lea Road; Three easements as set forth in deed of record in Book 1066, page 66, said Register's Office as follows: (1) a 10 foot easement is reserved along the westerly boundary of lot for road, (2) a 30 foot easement is reserved for Kirkman Lane along the easterly boundary line, (3) a 5 foot easement is reserved along the southerly boundary for bridle path purposes.

**This is improved property, known as:** 911 Overton Lea Road, Nashville, TN 37220

**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 30th day of November, 2000.

**Joseph P. Bruner**

**Terra Angel Bruner**

**State of Tennessee**
**County of Davidson**

On this 30th day of November, 2000, before me the undersigned authority, personally appeared **Joseph P. Bruner** and **Terra Angel Bruner**, 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.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

Notary Public

My Commission Expires MAY 30, 2004

**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: $ 525,000.00

Affiant

Sworn and subscribed before me on the 30th day of November, 2000.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

Notary Public

MAY 30 2004