BOX 44 ALS

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Davidson County DEEDWARR Recvd: 02/02/01 11:14 2pgs Fees:11.00 Taxes:1766.75 20010202-0010368	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $477,500.00. Daniel Allen Clay By Linda DeVault, attorney-in-fact Affiant Subscribed and sworn to before me, this 1st day of February, 2001. Notary Public My Commission Expires: 4/25/2003

Address New Owner As Follows:
Daniel Allen Clay
215 Cantrell Avenue
Nashville, TN 37205

Send Tax Bills To:

SAME

Map-Parcel Number:
Map 104-13
Parcel 11
Field Book No. 26W 08808

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, **DANIEL E. TYLER AND WIFE, ADELE TYLER**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **DANIEL ALLEN CLAY AND WIFE, ELIZABETH SCOTT CLAY**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 50 on the Map of Bransford Realty Co.'s Subdivision of Lots Nos. 8, 10, 11, 12 and part of Lot No. 9 in Block "E" and certain Lots in Blocks F & G in Whitland Realty Company's Subdivision, of record in Book 547, page 53, said Register's Office.

Beginning at the northwesterly corner of Wilson Avenue, now Cantrell Avenue and Rolland Road, thence with the westerly margin of Wilson Avenue, now Cantrell, northwardly 100 feet to the southeast corner of Lot No. 6; thence with the southerly line of Lot No. 6, westwardly 200 feet; thence southwardly 55 feet to the northerly margin of Rolland Road; thence with said Road, southeasterly 185.5 feet to a turn in said road; continuing with said road in an easterly direction 20 feet, in all 205.5 feet to the beginning.

Being the same property conveyed to Daniel E. Tyler and wife, Adele Tyler, by deed from Ovada Holt, a widow, of record in Book 5247, page 973, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2001 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 Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 547, page 53, Register's Office for Davidson County, Tennessee.

This is improved property known as 215 Cantrell 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 Grantees, their heirs and assigns, forever; and we covenant with the said Grantees that we are 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 covenant and bind ourselves, our heirs 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 my hand this 1st day of February, 2001.

Daniel E. Tyler

Adele Tyler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 1st day of February, 2001.

Notary Public

My Commission Expires: 10/25/2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ADELE TYLER**, 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 1st day of February, 2001.

Notary Public

My Commission Expires: 10/25/2003

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