Box 17

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40061**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 155,000.00.**

Delbert E. Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **31ST DAY OF JULY, 2001.**

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/24/2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
DELBERT E. CLAYTON **827 Percy Warner Boulevard** **Nashville, Tennessee 37205**	Union Planters Bank, N.A. P.O. Box 1785 Memphis, TN 38101-1785	**129-15-92** **9DZ 58525**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **JOSEPH P. McGOVERN, SR., LIVING TRUST**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DELBERT E. CLAYTON, UNMARRIED**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, as described as follows:

Being Lot No. 42 on the Plan of West Meade Highlands, Section 1, as of record in Book 3700, pages 69 and 70, Register's Office for said County, described as follows:

Said Lot No. 42 fronts 110.0 feet on the northeasterly side of Percy Warner Boulevard and extends back 158.5 feet on the northwesterly line and 167.9 feet on the southeasterly line to a dead line in the rear measuring 108.65 feet thereon.

Being the same property conveyed to Joseph P. McGovern, Sr., Living Trust, by deed from Joseph P. McGovern, of record in Book 9670, page 340, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as **827 Percy Warner Boulevard, Nashville, Tennessee 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 do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND THIS 31ST DAY OF JULY, 2001.

JOSEPH P. McGOVERN, SR., LIVING TRUST

Joseph P. McGovern Jr. Trustee
JOSEPH P. McGOVERN, JR. , TRUSTEE

Davidson County DEEDWARR
Recvd: 08/01/01 16:12 2pgs
Fees:13.00 Taxes:573.50

20010801-0081746

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 JOSEPH P. McGOVERN, JR., TRUSTEE the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 31ST day of July, 2001.

NOTARY PUBLIC

My Commission Expires: 5/26/02

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 26, 2002