File Box 9-B
First Title and Escrow Co., Inc.
#18720

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(ST) Title No: 43241
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/21/02 10:20 2pgs
Fees:13.00 Taxes:4347.50
20020221-0022163

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Peter Clifton Kristy Clifton 5122 Annesway Drive Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 116-2-B-34.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,175,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Katherine Hayden Norton**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Peter Clifton and spouse, Kristy Clifton** 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:**

A tract or parcel of land located in the First Civil District of Davidson County, Tennessee, being Lot No. 39 on the Final Plat of Hill Place, of record in Plat Book 7900, Page 913, and Pages 923-932 (at Page 926), as amended by Surveyor's Certificate of Correction, of record in Book 9854, Page 235, and in Book 10058, Page 112, all in the Register's Office for Davidson County, Tennessee, to which Plat and amendment reference is hereby made for complete details of description.

Being the same property conveyed to Katherine Hayden Norton by deed from H.G. Hill Realty Company, A Tennessee Corporation of record in Book 9873, Page 15, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 913 and in Book 7900, Pages 923 thru 932, said Register's Office, to which Plan reference is hereby made for a complete description thereof; The Declaration of Covenants, Conditions and Restrictions of record in Book 9645, page 85, Book 9658, page 19, Book 10872, Page 520, Book 11548, Page 57, Instrument No. 200105100048634 and Instrument No. 200003220029124 and Charter Book 9730 Page 356; Easements in Book 3506, Page 63, Book 6391, Page 530, Book 8223, Page 594, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 5122 Annesway Drive, 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 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 15th day of February, 2002.

Katherine Hayden Norton

State of TENNESSEE
County of DAVIDSON

On this 15th day of February, 2002 , before me the undersigned authority, personally appeared Katherine Hayden Norton , 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: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/28/2003

Notary

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 $1,175,000.00

Affiant

Sworn and subscribed before me this the 15th day of February, 2002

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 25, 2004

My Commission Expires: _____

Notary Public