THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 11/27/02 10:43 2pgs
Fees:13.00 Taxes:6382.50
20021127-0147195

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,725,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November, 2002

Notary Public

MY COMMISSION EXPIRES: March 27, 2004
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Clay, Jr.	New Owner	MAP 116-7
(NAME)	(NAME)	
9 Lynwood Lane		PARCEL 89
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Gloria Napier Grant and husband, Burton P. Grant

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Clay, Jr. and wife, Anne C. Clay

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, being Lot No. 1 on the Plan of Royal Oaks Subdivision, of Lots Nos. 3 through 10, of record in Book 3700, page 1, Registers office for Davidson County, Tennessee, decribed as follows:

Beginning on the westerly margin of Lynnwood Lane at the corner of Lots Nos.1 and 2; thence with the line between said two lots westerly 194.3 feet to the easterly margin of Dupont street; thence with the same southerly 226.3 feet to the northerly margin of Second Street; thence with the same easterly 168.4 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northeasterly 39.1 feet to the westerly margin of Lynnwood Lane; thence with the same northerly 199.9 feet to the beginning.

Being the same property conveyed to Gloria Napier Grant by quitclaim deed from Burton Paine Grant as of record in book 7882, page 715, Registers office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 1449, page 111 and in Book 3877, page 494, Registers office for Davidson County, Tennessee; owners certificate, a 10 foot easement for public utilities, a 75 foot building setback line from Lynnwood Lane and from Second Street as shown on Plan of record in Book 3700, page 1, Registers office for Davidson County.

unimproved ( )
This is improved (X) property, known as 9 Lynwood Lane, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 26th day of November, 2002

Gloria Napier Grant
Gloria Napier Grant

Burton P. Grant
Burton P. Grant

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 Gloria Napier Grant and husband, Burton P. Grant

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of November, 2002

Commission expires March 27, 2004

Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public