File Box 8

RECORD & RETURN TO: Wilkins & Ivey, Attys.
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/18/02 14:09 2pgs
Fees:13.00 Taxes:2053.50
20021218-0156241

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $555,000.00.

Jennifer McDowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF DECEMBER, 2002.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19258SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
E. Steele Clayton, IV Nicole B. Clayton 4665 Tara Drive Nashville, TN 37215	SunTrust Bank 201 4th Avenue North Nashville, TN 37215	145-02-073

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sandra P. Spitz and husband, William T. Spitz, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto E. Steele Clayton, IV and Nicole B. Clayton, as tenants in common, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Stuart Glen Subdivision, as of record in Plat Book 6250, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William T. Spitz and wife, Sandra P. Spitz, by deed from Walter Grady Hensley, Jr., and wife, Edna Ruther Hensley, of record in Book 6732, page 817, Register's Office for Davidson County, Tennessee. The said William T. Spitz conveyed all of his rights, title and interest in subject property to Sandra P. Spitz, by quitclaim deed of record in Instrument No. 20011227-0142649, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated by the parties and paid by Grantor; 2003 Davidson County taxes and subsequent taxes are assumed by the Grantees;
2. Plan of record in Plat Book 6250, page 135, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, Certain Notes, Easements and Setback lines;
3. Restrictive Covenants of record in Book 6540, page 677, Register's Office for Davidson County, Tennessee; and

4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 4665 Tara Drive, Nashville, TN 37215.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized 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; and GRANTORS do further covenant and bind themselves, their 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 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 hands this 16 day of December, 2002.

Sandra P. Spitz

Sandra P. Spitz

William T. Spitz

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 16, 2002, before me personally appeared Sandra P. Spitz and William T. Spitz to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal this 16 day of December, 2002.

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

NOTARY PUBLIC