THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater, for this transfer is $279,900.00.

Joel O. Geno
Affiant

Return to:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665
#530

DEBORAH K. DEUNE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Deborah K Deune
Notary Public

My commission expires: 11/27/04

Name and Address of New Owner:

Joel O. Geno
6018 Don Allen Avenue
Nashville, TN 37205

Davidson County DEEDWARR
Recvd: 02/20/03 14:14 2pgs
Fees:13.00 Taxes:1032.30
20030220-0022636

Send Tax Bills To:

SunTrust Mortgage, Inc
P.O. Box 79041
Baltimore, MD
21279-0041

Street Address of Subject Property:

6018 Don Allen Avenue
Nashville, TN 37205

Map and Parcel:

130-5-5

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 Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CLAY INVESTMENT CO., LLC,** a Tennessee Limited Liability Company, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **JOEL O. GENO, an unmarried person,** hereinafter called "**GRANTEE,**" his 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. 5, Block 1, 2nd Revised Plan, Highlands of Bellemeade No. 2, Blocks I, J and L, of record in Plat Book 1130, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Clay Investments Co., LLC by Deed from Eugene William Carroll and wife, Dorothy Carpenter Carroll, of record as Instrument No. 20020718-0086547, Register's Office for Davidson County, Tennessee.

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

1. Davidson County property taxes for the year 2003 which have been prorated between the parties and assumed by Grantee;

2. All matters shown on the Plan of record in Plat Book 1130, page 71, Register's Office for Davidson County, Tennessee; and

3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

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, his heirs and assigns, forever; and Grantor does covenant with the said Grantee that it is 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 Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the Grantee, his 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 13th day of February, 2003.

CLAY INVESTMENT CO., LLC

BY: _____, COO
Stewart C. Clay, Chief Operating Officer

STATE OF TENNESSEE]
]
COUNTY OF WILLIAMSON]

Personally appeared before me, Stewart C. Clay, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Operating Officer of CLAY INVESTMENT CO., LLC a Tennessee Limited Liability Company, the within named maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

_____
NOTARY PUBLIC

My commission expires: _____

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