WARRANTY DEED

Prepared by:
Lawrence Vogan, atty
120 Donelson Pk. Ste 201
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS~~ TRANSFER IS $105,000.00

Wallace Clary
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8/13/03

Notary Public

MY COMMISSION EXPIRES: 5/20/06 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wallace Clary	SAME	095-02-0A-0118.00CO
(NAME) 118 Cottage Place	(NAME) SAME	
(ADDRESS) Nashville, TN 37214	(ADDRESS) SAME	
(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, **Mary Eleanor Clay, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wallace Clary** Single, 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:

EXHIBIT A

Being Unit No. 18, on the Plan of Cottage Place Condominiums, of record in Plat Book 6520, Page 816-823, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mary Eleanor Clay, unmarried by Warranty Deed from Frank Batson Homes, Inc., dated 7/27/00, of record in Instrument # 200007310075381, Register's Office for Davidson County, Tennessee.

This is improved ☒ unimproved property, known as 118 Cottage Place, Nashville, TN 37214

(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/my hands this 8/13/03.

Davidson County DEEDWARR
Recvd: 08/18/03 16:54 1pgs
Fees:13.00 Taxes:388.50
20030818-0119582

Mary Eleanor Clay
Mary Eleanor Clay

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Mary Eleanor Clay, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the ~~purposes~~ contained therein. Witness my hand and official seal at Davidson County, Tennessee this 8/13/03.

Commission expires: 5/20/06

NOTARY PUBLIC AT LARGE

Notary Public