Davidson County DEEDWARR
Recvd: 09/02/03 11:08 2pgs
Fees:13.00 Taxes:2645.50

20030902-0126545

Box 44

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 FOURTH AVENUE, NORTH
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $715,000.00.

Affiant

Subscribed and sworn to before me this 29th day of August, 2003.

Notary Public

My Commission Expires: 1/28/06

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Ben Davis and wife, Linda Davis 257 Lauderdale Road Nashville, TN 37205	SAME	130-09-0-159.00 BM 9570

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN W. CLAY, JR., AND WIFE, ANNE C. CLAY**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **BEN DAVIS AND WIFE, LINDA DAVIS**, hereinafter called the Grantees, their 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. 15 of Block 3 on the Plan of Highlands of Belle Meade No. 1, of record in Book 547, page 180, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John W. Clay, Jr. , and wife, Anne C. Clay by deed from Donald B. Orr and wife, Edith M. Orr, of record as Instrument No. 20011119-0126581, Register's Office for Davidson County, Tennessee, and re-recorded as Instrument No. _____, said Register's Office.

*20030902-0126542

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Sewer Easement of record in Book 5799, page 553, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 547, page 180, Register's Office for said County.

This is improved property known as 1203 Canterbury, Nashville, TN 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 Grantees, their heirs and assigns, forever; and we 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 further covenant and bind ourselves, our 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 person whomsoever.

WITNESS my hand this 29th day of August, 2003.

John W. Clay, Jr.

By: _____
George V. Crawford, Jr., Attorney-in-fact

Anne C. Clay

By: _____
George V. Crawford, Jr., Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGE V. CRAWFORD, JR.**, 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 **Attorney-in-fact**, of the makers or a constituent of the makers and is authorized by the makers or by its constituent, the constituent being authorized by the makers, to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 29th day of August, 2003.

LINDA TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

My Commission Expires: 1/22/04

213489.1/2003191