THIS INSTRUMENT PREPARED BY:
George V. Crawford, III
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
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Nashville, Tennessee 37219-8888
(615) 244-4994

Davidson County DEEDWARR
Recvd: 02/13/04 16:32 3pgs
Fees:18.00 Taxes:2464.20
20040213-0017725

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $666,000.00.

Linda Warburton
Affiant

Subscribed and sworn to before me, this 6th day of February, 2004.

Christine L. Kidd
Notary Public

My Commission Expires: 8-2-05

CHRISTINE L. KIDD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
J. Hanley Sayers, Jr., Trustee 177 Charleston Park Nashville, TN 37205	New Owner	142-10B-52

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 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 do transfer and convey unto **J. HANLEY SAYERS, JR., TRUSTEE OF THE SAYERS TRUST DATED JANUARY 2, 1981**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 177 on the Plan of Sugartree, Phase 3, Revised, of record in Book 5050, pages 67-71, amended in Book 5169, page 426, amended in Book 5191, page 412, amended in Book 5222, page 468, and amended in Book 5238, page 93, Register's Office for said County.

Said Lot 177 fronts 60.00 feet on the southeasterly margin of Charleston Park and extends back 97.30 feet on the northeasterly line and 98.00 feet on the southwesterly line to a broken line in the rear, measuring 60.01 feet thereon.

Being the same property conveyed to John W. Clay, Jr. and Anne C. Clay, both unmarried by deed from Ann L. McNabb, married, of record in Book 11661, page 202, Register's Office for Davidson County, Tennessee. The said John W. Clay, Jr. and Anne C. Clay are married and an error was made on the original deed as far as marital status.

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. 2004 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 5050, pages 67-71, amended in Book 5169, page 426, amended in Book 5191, page 412, amended in Book 5222, page 468, and amended in Book 5238, page 93, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in instrument of record in Book 4857, page 157, Register's Office for Davidson County, Tennessee, as amended at Book 4911 page 356, amended by Second Amendment of record in Book 4996, page 126, and further amended by Third Amendment of record in Book 5003, page 688, and further amended of record in Book 5087, page 220; Book 5152, page 401; Book 5514, page 138; Book 5691, page 61 and Book 11758, page 466, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the common elements.

This is improved property known as 177 Charleston Park, 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 Grantee, its successors and assigns, forever; and we covenant with the said Grantee 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 Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 6th day of February, 2004.

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 for John W. Clay, Jr.**, and is authorized to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 6th day of February, 2004.

Christine L. Lin
Notary Public

My Commission Expires: 8.2.05

CHRISTINE L. LIN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

223855.1/2004171

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 for Anne C. Clay**, and is authorized to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 6th day of February, 2004.

Christine L. Land
Notary Public

My Commission Expires: 8·2·05

