Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/09/04 07:46 2 pgs
Fees:13.00 Taxes:438.45
20040709-0081601

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $118,500.00

Jennifer Fisher
Affiant

Subscribed and sworn to before me this 18th day of June, 2004.

Anthony Ellis
Notary Public
My commission expires: 9-17-07

ANTHONY ELLIS NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

02-0405-43140

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Mary E. Clay 215 Pepper Ridge Circle Antioch TN 37013	New Owner	149-5-A-215.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sue Ann Holly, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mary E. Clay, a single person, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND in Davidson County, Tennessee, being Unit No. 215 on the plan of condominium site of Phase Seven, Pepper Ridge Condominiums, of record in Book 8250, Page 239, and an Annexation of land in Book 9321, Page 18, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Edward C. Holly and wife, Sue Ann Holly by deed dated 5/26/94 of record in Book 9376, Page 755, Register's Office for Davidson County, Tennessee. Edward C. Holly having since died

SUBJECT TO any/all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This property is improved property known as 215 Pepper Ridge Circle, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 18th day of June, 2004.

Sue Ann Holly

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sue Ann Holly, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 18th day of June, 2004.

Notary Public

My Commission expires 9/11/05

