WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/19/04 10:45 2pgs
Fees:13.00 Taxes:216.45

20040719-0085746

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I OR WE HAVE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 2004

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DANIEL L. WISCHHOF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kim Finch	PHH Mortgage Services	Map 4-0
(NAME)	(NAME)	
Lot 13 Drye Run Road	3000 Leadenhall Road	Parcel 197
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Mount Laurel, NJ 08054	
(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, Thomas H. Clay and wife, Carolyn M. Clay

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kim Finch and husband, Stephen B. Finch

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:

LAND in the 1st Councilmanic District of Davidson County, Tennessee, more accurately described according to a survey by Island Survey & Engineering dated 12-07-98, a/k/a Tract 13, Coopertown Farms, described as follows to wit:

BEGINNING at an existing iron pin in the southwesterly margin of a 50' ingress & egress easement; said point being the most northeast corner of herein described tract and the most northwest corner of Tract 14; thence now leaving said easement, S 31 41' 32" W 737.67' to a set iron pin; thence N 55 40' 10" W, 298.99' to an existing iron pin; thence N 31 41' 32" E, 723.91' to an existing iron pin in the southerly margin of said 50' easement; thence with said margin S 58 18' 28" E, 298.63' to the point of beginning.

BEING the same property conveyed to Thomas H. Clay and wife, Carolyn M. Clay by Warranty Deed from Caudill Enterprises, a Tennessee Limited Partnership and Noble C. Caudill, II, Individually of record in Book 10991, page 377, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as Lot 13 Drye Run Road, Joelton, TN 37080
(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 hand S this 15th day of July, 2004

Thomas H. Clay

Carolyn M. Clay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas H. Clay and wife, Carolyn M. Clay

the bargainor s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 15th day of July 2004.

Commission expires

Notary Public

DANIEL L. WISEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of .

My commission expires

Notary Public