Record 1st Book 64

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$148,500.00.**

Affiant

Subscribed and sworn to before me this 9th day of September, 2004

Notary Public

My Commission expires: 3-2-06

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Bobby Hancock	SAME	042-07-0-113.00
659 Heritage Drive		
Madison, TN 37115		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Charles N. Clay and wife, Melissa Y. Clay**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Bobby Hancock, a married man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 16 on the plan of Heritage Village, Section 2, of record in Book 4460, page 160, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 16 fronts 116.0 feet on the westerly margin of Heritage Drive and extends back 180.13 feet on the northerly line and 159.48 feet on the southerly line to a dead line in the rear, measuring 126.35 feet thereon.

Being the same property conveyed to Charles N. Clay and wife, Melissa Y. Clay, by deed from Thomas W. Mosley, unmarried, by and through Buddy Parker Attorney-in -Fact for Thomas W. Mosley, on May 25, 1994, of record in Book 9366, page 397, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 4460, page 160, Register's Office Davidson County, Tennessee.

This is improved property known as: **659 Heritage Drive, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this September 9, 2004.

Davidson County DEEDWARR
Recvd: 09/20/04 13:38 2pgs
Fees:13.00 Taxes:549.45
20040920-0112877

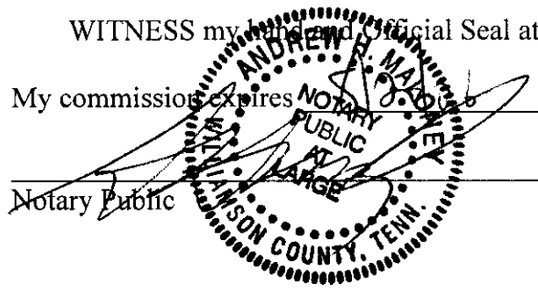
Charles N. Clay

Melissa Y. Clay

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles N. Clay and wife, Melissa Y. Clay** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 9, 2004



My commission expires _____

_____
Notary Public