File Box 30

Davidson County DEEDWARR
Recvd: 12/20/04 13:49 2pgs
Fees:13.00 Taxes:954.60

20041220-0151067

State of Tennessee
County of Knox
The actual consideration or value whichever is greater is $258,000.00.

Subsribed and sworn before me this the 13th day of December, 2004.

Affiant

Notary Public

Comm Exp. 7/22/08

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 401008
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Ted M. Clayton
658 Timber Lane
Nashville, TN 37215

Send tax bills to:

Map 117-2-C Parcel 30

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

I. C. Thomasson and wife, Margaret P. Thomasson

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Ted M. Clayton

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. 35 together with carport designated as No. 35A on the Plan of Regency Park, of record in Plat Book 3700, pages 111 and 112, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Association of Owners of the Regency Park Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 3815, page 778, amended in Book 4364, page 381, Book 4767, page 431, Book 5673, page 429, Book 6047, page 201, Book 7662, page 942, Book 7728, page 343, Book 9746, page 83 and Book 11288, page 513 and Instrument Number 20031029-0159210, said Register's Office.

Being all of the same property conveyed to I. C. Thomason and wife, Margaret P. Thomason by Deed dated February 18, 1972 of record in Book 4577, page 722, said Register's Office. The said I. C. Thomason now being deceased.

Subject to taxes for the year 2004, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 658 Timber Lane, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 13th day of December, 2004.

Margaret P. Thomasson
Margaret P. Thomasson

STATE OF TENNESSEE
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Margaret P. Thomasson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of December, 2004.

My commission expires:
7-22-08

Notary Public

