THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23684-11-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $850,000.00. Affiant Subscribed and sworn to before me this 3rd day of January, 2005. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Louis C. Williams 106 Clarendon Avenue Nashville, TN 37205	**Send Tax Bills To:** SunTrust Mortgage, Inc. 201 4th Ave. N. 7th Flr Nashville, TN 37219	**Tax Information:** Map No.116.06-0- Parcel No. 005.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John O'Neal Clayton, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Louis C. Williams, married** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 106 Clarendon Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

Rebecca M. Clayton joins in this conveyance to convey any and all marital interest she may have in the above described property.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of January, 2005.

John O'Neal Clayton

Rebecca M. Clayton

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John O'Neal Clayton and Rebecca M. Clayton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of January, 2005.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 01/07/05 14:07 2 pgs
Fees:13.00 Taxes:3145.00

20050107-0002947

EXHIBIT "A"

Being part of Lot No. 14 on the Plan of Deerfield, of record in Book 547, pages 191 and 192, Register's Office for Davidson County, Tennessee, and described according to a survey made by Hal R. Swan, Jr., Surveyor dated September 25, 1965, as follows:

Beginning at a point in the southweasterly margin of Harding Road, at the common corner of Lots 14 and 15; thence with the line between said Lots, southeasterly 576.5 feet to a point in the northwesterly line of Lot No. 6; thence with the line between Lots 6 and 14, southwesterly 34.6 feet to a corner of Lot No. 13; thence with the line between Lots 13 and 14, southwesterly 242.2 feet to a point in the northeasterly margin of Clarendon Avenue; thence with the margin of the same, northerly 54 feet to a point; being the southeast corner of the property conveyed to W.E. Ward III and wife, by deed in Book 3614, page 138; thence along Wars's line as follows: northeasterly 126.1 feet to a point; thence deflecting to the left 44 degrees, 10 minutes, 56.6 feet to a point; thence deflecting to the left, 44 degrees, 10 minutes, 182 feet to a point; thence deflecting to the left 22 degrees, 30 minutes, 107.6 feet to a point; thence deflecting to the right 13 degrees, 50 minutes 177.5 feet to a point in the southeasterly margin of Harding Road; thence with the margin of the same, northeasterly 171.05 feet to the point of beginning.

Being the same property conveyed to John O'Neal Clayton by deed dated December 9, 1996 from Rebecca M. Clayton of record in Book 10285, page 578, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4419, page 294, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 547, pages 191 and 192, Register's Office for Davidson County, Tennessee.