Davidson County DEEDWARR
Recvd: 03/01/05 14:05 2 pgs
Fees:13.00 Taxes:388.50

20050301-0022477

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2005

Notary Public

MY COMMISSION EXPIRES: 1.27.07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kimberly M. Clayton	Countrywide Home Loans, Inc.	Map 148
3946 Keeley Dr.	4500 Park Granada	Group 14
Nashville, TN 37211	Calabasas, CA 91302-1613	Parcel 43

FOR AND IN 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

Donald R. Etheridge and wife, Martha J. Etheridge

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Kimberly M. Clayton, unmarried

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:

Being Lot No. 40 on the Plan of Blanchard Heights, of record in Book 2663, Pages 62 and 63, Register's Office for said County.

Said Lot No. 40 fronts 87 feet on the east side of Keeley Drive and runs back 210 feet on the north line and 259.08 feet on the south line to a dead line in the rear on which it measures 100 feet.

BEING the same property conveyed to Donald R. Ethridge and wife, Martha J. Ethridge by deed from Carl S. Hawkins, Jr. and wife, Lois D. Hawkins, of record in Book 4738, Page 116, dated August 15, 1973, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2795, Page 99, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2663, Pages 62 and 63, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3946 Keeley Dr., Nashville, TN 37211

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 hands this 28th day of February, 2005.

Donald R. Etheridge

Martha J. Etheridge

FILE BOOK 45

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 Donald R. Etheridge and wife, Martha J. Etheridge, 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 Nashville, Tennessee, this 28th day of February, 2005.

My Commission Expires: 1-27-07

Notary Public

