# WARRANTY DEED

G-RA-05-141

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 22, 2008

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/27/05 10:46 2 pgs
Fees:13.00 Taxes:444.00

20050727-0087464

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kenneth L. Bryant | America's Wholesale Lender | |
| 141 Pepper Ridge | (NAME) 750 Old Hickory Blvd. #180 | 149-05A 141.00CO |
| (ADDRESS) Antioch, Tennessee 37013 | (ADDRESS) Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL P. CLAY AND KAREN E. CLAY, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KENNETH L. BRYANT AND WIFE, KAREN R. BRYANT, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 141 ON THE PLAN OF CONDOMINIUM SITE OF REVISION TO PHASE FIVE, PEPPER RIDGE CONDOMINIUMS, OF RECORD IN BOOK 8250, PAGE 162, WITH ANNEXATION OF LAND IN BOOK 8684, PAGE 880, CORRECTED, AMENDED AND RESTATED IN BOOK 8870, PAGE 546, ALL IN REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN AND RECORD HEREOF ARE INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL P. CLAY AND KAREN E. CLAY, HUSBAND AND WIFE BY WARRANTY DEED FROM BENNETT L. BEAZLEY, RECORDED ON THE 19TH DAY OF SEPTEMBER, 2001 IN INSTRUMENT NO. 20010919-0101346, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 141 Pepper Ridge, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 18th day of July, 2005.

Michael P. Clay

Karen E. Clay

Karen E. Clay

STATE OF Tennessee
COUNTY OF Davidson

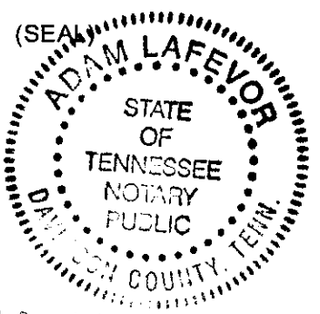
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael P. Clay and Karen E. Clay, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 18th day of July, 2005.

Notary Public

My Commission Expires:

(SEAL)




My Commission Expires NOV. 22, 2008

**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903