This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
2050161

Return to:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

Send Tax Bills To:
Same
New Owner

Davidson County DEEDWARR
Recvd: 10/13/05 13:42 2 pgs
Fees:13.00 Taxes:425.50
20051013-0123597

New Owner is:
Jerry and Debra Clay
345 Nesbitt Lane
Madison, TN 37115

MAP: 42-08-90.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **American Consulting Corporation**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jerry L. Clay and wife, Debra D. Clay**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: 345 Nesbitt Lane, Madison, Tennessee 37115

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 11 of Heritage Village, Section Four, of record in Plat Book 6200, page 137, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to American Consulting Corporation from Priority Trustee Services of TN, LLC, Substitute Trustee, by Substitute Trustee's Deed dated July 28, 2005 and recorded August 5, 2005 in Instrument No. 200508050092840, Register's Office for Davidson County. Priority Trustee Services of TN, LLC was appointed Substitute Trustee by instrument of record at Instrument No. 20050712-0080231, said Register's Office. Also being the same property conveyed to Jerry L. Clay and wife, Debra R. Clay from Man Un Lee and wife, Young Lan Lee by Warranty Deed dated June 13, 1994 and recorded June 21, 1994 in Book 9383, page 615, said Register's Office.

This conveyance is subject to Restrictions of record in Book 6414, page 657 and all matters of record on plat in Book 6200, page 137, Register's Office for Davidson County.

DR/DR.
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 10th day of October, 2005.

GRANTOR:

Dale Hire, Pres.

American Consulting Corporation

By: Dale Hire

Its: President

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Dale Hire,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the **President** of the **American Consulting Corporation,** the within named bargainor, and that he/she as such **President**, executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and seal on this the 10th day of October, 2005.

M. LYNN PODDY NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN. MY COMM. EXP. 10/22/05

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Rita Barber
Affiant

SWORN TO and subscribed before me this 10th day of October, 2005.

M. LYNN PODDY NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN. MY COMM. EXP. 10/22/05

NOTARY PUBLIC

My commission expires: _____