WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/14/05 14:19 2 pg
Fees:13.00 Taxes:1054.50

20051114-0137373

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2005

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL)

PATRICIA BALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

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:
Suzanne Hobbs Werthan	Ohio Mortgage Banking	Map 104
2506 Blair Blvd.	P.O. Box 11041	Group 16
Nashville, TN 37212	Orange, CA 92856	Parcel 99

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

Ambrose W.J. Clay and wife, Minnie L. Clay

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

Suzanne Hobbs Werthan

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:

LAND in Davidson County, Tennessee, being the easterly part of Lot No. 148 on the Plan of Belmont Land Company's Subdivision called Belmont Heights, as of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said easterly part of Lot No. 148 fronts 50.0 feet on the northerly margin of Ashwood Avenue and runs back between parallel lines, measuring 175.0 feet on each line to a dead line in the rear measuring 50.0 feet thereon.

Being the same property conveyed to Ambrose W. J. Clay and Minnie L. Clay, husband and wife, by Quitclaim Deed from Andrew W. Clay, of record in Instrument 20041229-0154283, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 421, Page 34, 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 1704 Ashwood Avenue, Nashville, TN 37212

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 10th day of November, 2005.

Ambrose W.J. Clay

Minnie L. Clay

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 Ambrose W. J. Clay and wife, Minnie L. Clay, 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 10th day of November, 2005.

My Commission Expires: 01/24/09

Notary Public

