Davidson County DEEDWARR
Recvd: 03/24/06 12:25 2 pgs
Fees:13.00 Taxes:592.00

20060324-0033906

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

Mail

Bell & Alexander Title Services, Inc.
4300 Sidco Drive, Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

Subscribed and sworn to before me, this 22 day of March, 2006

Notary Public
My commission expires: 2-1-07

05-0603-62772

Address of New Owner:	Send Tax Bills to:	Tax Information
Michille L. Clay 1217 Brenner Nashville TN 37221	NEW OWNER	141-12-0-B-058

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Beverly Turner-Winbush, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michille L. Clay and husband, Hurshell Freeman Clay, hereinafter called the Grantees, their successors 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 Lot No. 51, on the Plan of Phase 3, Southampton, of record in Book 5200, Page 689-690, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Beverly Turner-Winbush by deed from Brian Vance and wife, Emily P. Vance, dated 9-21-00, of record in Instrument No. 20000925-0094844, Register's Office for Davidson County, Tennessee.

Omari Winbush, spouse of Beverly Turner-Winbush, joins in the execution of this instrument to convey his marital interests, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1217 Brenner, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 22nd day of March, 2006.

Beverly Turner-Winbush

Omari Winbush

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Beverly Turner-Winbush and Omari Winbush, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TN, this 22nd day of March, 2006.

State of Tennessee at Large

My Commission expires
5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
Commission Expires MAY 28, 2006