Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
**Thomas I. Bottorff**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

Davidson County DEEDWARR
Recvd: 05/25/06 15:34 2 pgs
Fees:13.00 Taxes:1036.00
20060525-0061828

**ADDRESS NEW OWNER:**
Mary E. Clay
92 Trotwood Mews
Brentwood, Tennessee 37027

**SEND TAX BILL TO:**
Mortgagee

**MORTGAGEE:**
American Mortgage Network, Inc., A Delaware Corporation
11625 Rainwater Drive, Bldg. 500, Suite 650
Alpharetta, GA 30004

| | |
|---|---|
| MAP | **172-10** |
| GROUP | **A** |
| PARCEL | **120** |

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **C S Anderson, Trustee and Elizabeth J. Anderson, Trustee of the C S and Elizabeth J. Anderson Family Living Trust, a Revocable Trust dated 11/16/1991** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Mary E. Clay, unmarried**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located **in Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Copperfield Revised, of record in Plat Book 6900, page 555-559, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to C S Anderson, Trustee, and Elizabeth J. Anderson, Trustee of the C S and Elizabeth J. Anderson Family Living Trust, a Revocable Trust dated 11/16/1991 by deed from David Michael Anderson and wife, Mary Therese Anderson of record in Instrument no. 20040210-0015951 and re-recorded in Instr. No. 20060525-0061827 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **92 Trotwood Mews, Brentwood, Tennessee 37027.**

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,her heirs and assigns , forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 **the 18th** day of **May, 2006.**

**C S Anderson, Trustee and Elizabeth J. Anderson, Trustee of The CS and Elizabeth J. Anderson Family Living Trust, a Revocable Trust dated 11/16/1991**

By: C. S. Anderson Trustee
**CS Anderson, Trustee**

By: Elizabeth J. Anderson Trustee
**Elizabeth J. Anderson, Trustee**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **CS Anderson and Elizabeth J. Anderson** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged themselves to be **Trustees** of **The CS and Elizabeth J. Anderson Family Living Trust, a Revocable Trust dated 11/16/1991**, the within named bargainor, and that they as such Trustees, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 18th day of May, 2006.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 1/10/2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $280,000.00.

Mary E. Clay
AFFIANT

Subscribed and sworn to before me on this 18th day of May, 2006.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 1/10/2010