WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/05/06 09:30 2 pgs
Fees:13.00 Taxes:407.00
20060705-0079791

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$110,000.00.**

Daphne M. Davis
Affiant

Subscribed and sworn to before me this 29 day of June, 2006.

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Angelia P. Clay	SAME	081-10-0-139.00
2513 Delk Avenue		
Nashville, TN 37208		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Neal Hargrove**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Angelia P. Clay**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 68 on the plan of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, of record in Book 161, page 155, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Neal Hargrove by deed from Wilson Enterprises, Inc., on May 12, 2006, of record in Instrument Number 20060525-0061515, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 161, page 155, Register's Office Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Book 3463, page 466, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2513 Delk Avenue, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 29, 2006.

Neal Hargrove
Neal Hargrove

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Neal Hargrove** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 29, 2006

My commission expires 9-22-07

Notary Public

