Davidson County DEEDWARR
Recvd: 08/01/06 12:55 3 pgs
Fees:18.00 Taxes:2066.86

20060801-0093367

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Melissa A. Adams, unmarried and Kerry M. McMartney, unmarried	WELLS FARGO 2701 WELLS FARGO WAY	Map 118-6-B
829 A Clayton Avenue	MINNEAPOLIS MN	Parcel 1
Nashville, TN 37204	55467-8060	

This instrument prepared by : Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Clayton Partnership, a Tennessee General Partnership,** (The "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Melissa A. Adams, unmarried and Kerry M. McMartney, unmarried, as joint tenants with rights of survivorship and not as tenants in common** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A of Lot 2 on the Plan of CLAYTON Condominiums, a Horizontal Property Regime as set forth in the Condominium Exhibit as established under Master Deed of record in Instrument No. 20060630-0078744, amending Instrument No. 20050906-016512, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Clayton Partnership by Warranty Deed from Ralph Irving Bass and wife, Juarezetta Elena Bass, recorded on the 23rd day of June, 2005 in Instrument No. 20050623-0072135, in the Register's Office of Davidson County, Tennessee

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. County taxes for the year 2006 and thereafter for tax parcel number Map 118, Group 6-B, Parcel 1, not yet due and payable.
2. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CLAYTON Condominium of record in Instrument No. 20060630-0078744; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
3. Easement for Sewer, recorded in Book 3920, page 891.

This is improved property commonly known as 829 A Clayton Avenue, Nashville, Tennessee 37204.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $558,609.53.

Affiant

Subscribed and sworn to before me this 31st day of July, 2006.

Notary Public

My Commission Expires:_____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this _____ day of July, 2006.

CLAYTON PARTNERSHIP, a Tennessee General Partnership

By: A/E Construction Company, General Partner

By: _____
Adam Epstein, President

By: _____
Frank Bryant, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Adam Epstein, President of A/E Construction Company, General Partner of Clayton Partnership, a Tennessee General Partnership, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument as the President of A/E Construction Company, General Partner of Clayton Partnership, a Tennessee General Partnership for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 2006.

My Commission expires:_____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Frank Bryant, General Partner of Clayton Partnership, a Tennessee General Partnership, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument as the General Partner of Clayton Partnership, a Tennessee General Partnership for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31ST day of July, 2006.

JOSEPH V. FERRELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

My Commission expires: _____

Joseph V. Ferrell
Notary Public

EXHIBIT "A"