FILE BOX 45

This instrument prepared by:
Nancy King Crawford
Attorney at Law
1929 21st Avenue South
Nashville, Tennessee 37212
615-292-2331

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is $167,000.00

Robert H. Stroube

Affiant

Subscribed and sworn to me on this 29th day of September, 2006

Notary Public

NANCY KING CRAWFORD NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES:
April 26, 2010

Address New Owner(s):	Send Tax Bills to:	Map-Group-Parcel No.:
Richard and Jennifer Clay 2628 Lishwood Drive Nashville, TN 37214	First Horizon Home Loan 1555 W. Walnut Hill Ln STe 200 Irving, TX 75038	62-15-14.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CATHERINE SKAGGS STROUBE, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RICHARD CARY CLAY and JENNIFER A. CLAY, hereinafter called the Grantees, their successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Sutherland Heights, Section 3, as of record in book 2663, page 117, Register's Office for said County.

Said Lot No. 120 fronts 135.0 feet on the southeasterly margin of Lishwood Drive and extends back between lines measuring 336.9 feet on the northeasterly side and 317.0 feet on the southwesterly side to a dead line in the rear on which it measures 130.7 feet.

Being the same property conveyed to Robert H. Stroube and wife, Catherine Skaggs Stroube by deed from Marland Deen and wife, Rayetta B. Deen, of record in Book 3945, page 92, said Register's Office. Robert H. Stroube having since died, and Catherine Skaggs Stroube taking sole title by tenancy by the entirety.

This conveyance is subject to:

1. Taxes for the year 2006 and subsequent years, a lien but not yet due and payable;

2. All matters reflected in the Plan of record in Book 2663, Page 117, Register's Office Davidson County.

3. All easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved property known 2628 Lishwood Drive, Nashville, Tennessee, 37214.

Davidson County DEEDWARR
Recvd: 10/03/06 12:38 2 pgs
Fees:13.00 Taxes:617.90

20061003-0122421

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that 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 otherwise herein set out.

Grantor does further covenant and bind herself, her successors 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.

WITNESS my hand this 29 day of September, 2006.

Catherine Skaggs Stroube
Catherine Skaggs Stroube

By:
Robert H. Stroube Jr.
Robert H. Stroube, Jr., her attorney-in-fact, of record as Instrument No.: 20060925-0118553, Register's Office for Davidson County, TN

NANCY KING CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, ROBERT H. STROUBE, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of the maker, Catherine Skaggs Stroube, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th of September, 2006.

Nancy King Crawford
Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES:
April 26, 2010