45
GSRM

Davidson County DEEDWARR
Recvd: 10/03/06 16:05 2 pgs
Fees:13.00 Taxes:1480.00
20061003-0122737

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #06-1432

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stewart C. Clay, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jerry McKamey and wife, Maria A. DePaulo,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 22 of Block G on the Plan of 2nd Revised Plan, Highlands of Belle Meade No. 2, Blocks E, F, G, H, & K of record in Book 1130, Pages 71 and 72, Register's Office for said County.

Said Lot No. 22 of Block G fronts 100 feet on the southwesterly margin of Gilman Avenue and extends back between parallel lines 200 feet to a dead line in the rear.

Being the same property conveyed to Stewart C. Clay by deed from John W. Clay, Jr., dated May 19, 2003, of record in Instrument No. 20030519- 0067913, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 121 Gilman Avenue, Nashville TN, 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 2nd day of October, 2006

Stewart C. Clay

State of Tennessee)
County of Davidson)

On this 2nd day of October, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Stewart C. Clay, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 400,000.00.

Affiant

Sworn and subscribed before me on this the 2nd day of October, 2006.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Jerry McKamey
121 Gilman Avenue
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
SAME

TAX MAP-PARCEL #:
130 05 0 065.00