03

Realty Title
Box 488

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 07/11/07 14:04 2 pgs
Fees:13.00 Taxes:1110.00
20070711-0082720

03-0706-34777

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me, this 2 day of June, 2007.

Notary Public
My commission expires: ~~02/22/09~~ 7/24/2010

KAREN COLBERT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Tennessee State Financial, LLC 217 MOSS TRAIL GOODLETTSVILLE, TN 37072	New Owner	25-16-0-047

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ray D. Clay and wife, Mildred Nell Clay, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tennessee State Financial, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being the west part of Lot No. 71 and the easterly part of Lot No. 72 on the Plan of Goodlettsville Heights, Section 2, as of record in Book 1424, Pages 120 and 121, Register's Office for said County, described as follows

Beginning at a point in the southerly margin of Moss Trail Road at the northwest corner of the property conveyed to A.E. Cranwell, Jr. and wife, by deed from William Alvin Myers Jr. et ux, of record in Book 1968, Page 104, said Register's Office; thence along Cranwell's west line southerly 350 feet to a point in the rear of said Lot No. 71; thence along said rear line and the rear line of Lot No. 72, westerly 142.4 feet to a point in the southeast corner of the property conveyed to Thomas M. Osborne and wife, Jane H. Osborne, by deed from William Alvin Myers et ux, of record in Book 2922, Page 79, said Register's Office; thence along Osborne's easterly line northerly 196.2 feet, more or less, to a point; thence at right angles westerly 5.5 feet; thence northerly 155 feet, more or less, to a point in the south margin of said Moss Trail Road; thence along said margin easterly 152.6 feet to the beginning.

Being the same property conveyed to Ray D. Clay and wife, Mildred Nell Clay by deed from William Alvin Myers, Jr., dated March 13, 1968, recorded March 18, 1968, of record in Book 4220, Page 203, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 217 Moss Trail, Goodlettsville, TN 37072

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns 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.

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 22nd day of June, 2007.

Ray D. Clay

Ray D. Clay

Mildred Nell Clay

Mildred Nell Clay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ray D. Clay and Mildred Nell Clay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 22nd day of June, 2007.

Diane K. Mann

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

