Box 8

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***325,000.00.

Clan Menser
Affiant

Subscribed and sworn to before me this 7th day of January, 2008.

Notary Public

My Commission Expires: 4-30-09

Davidson County DEEDWARR
Recvd: 01/08/08 12:26 2 pgs
Fees:13.00 Taxes:1202.50
20080108-0002305

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Glenn T. Colby 1521 Clayton Avenue Nashville, Tennessee 37212	SunTrust Mortgage, Inc. 201 Fourth Av., N. 7th Fl Nashville, Tennessee 37219	MAP 117-08-0 C PARCEL 001.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty-Five Thousand and 00/100 Dollars ($***325,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, Barclay B. McCoy, unmarried, and Carrie Menser, married, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Glenn T. Colby and wife, Barbara W. Colby, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. D of Clayton Place Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Clayton Place Condominiums of record in Instrument Number 20001026-0106312, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed. *

Being the same property conveyed to Barclay B. McCoy, unmarried, from F. Don Montgomery, Jr., married, by deed dated May 29, 2001, of record as Instrument Number 20010601-0056884, in the Register's Office for Davidson County, Tennessee; and being further conveyed to Barclay B. McCoy, unmarried, and Carrie Menser, married, as Joint Tenants with Rights of Survivorship, from Barclay B. McCoy, unmarried, by Quitclaim Deed dated October 10, 2005, of record as Instrument No. 20051027-0129989, in the Register's Office for Davidson County, Tennessee,.

Colin K. Menser, spouse of Carrie McCoy, joins in this conveyance to convey any interest he may have in the subject property, particularly any marital interest.

* Together with and subject to a parking easement as set forth in instrument of record in Doc. No. 20000315-0026781, and Exhibit "A" to the Master Deed in Doc. No. 20001026-0106312, said Register's Office.

This is improved property known as 1521 Clayton Avenue, Nashville, Tennessee 37212.

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 and assigns, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, and have a good right to convey it and the same is unencumbered, except as follows:

1. Matters, if any, shown on the Plan of Clayton Place Condominiums as shown on Exhibit "B" to the Master Deed of record as Instrument No. 20001026-0106312 in the Register's Office for Davidson County, Tennessee.

2. Covenants, conditions, restrictions, reservations and/or easements, if any, contained in former instruments of record pertaining to the subject property.

3. Property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 7th day of January, 2008.

Barclay B. McCoy

Carrie Menser

Colin K. Menser

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barclay B. McCoy, Carrie Menser and Colin K. Menser, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 7th day of January, 2008.

Notary Public

My Commission Expires: 9-30-09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY