THIS INSTRUMENT PREPARED BY:

Heritage Title Services, LLC

8115 Isabella Lane Ste 5

Brentwood, TN 37027

Address New Owner(s)
Tim Clay
613 Durrett Drive
Nashville, Tennessee 37211

Please Return To:
Heritage Title LLC
1717 Alliant Ave. Ste 5.
Louisville, KY 40299

Send Tax Bills To:
Tim Clay
613 Durrett Drive
Nashville, TN 37211

Map & Parcel Nos.:
133 12 0 005.00

Davidson County DEEDWARR
Recvd: 08/20/08 09:58 2 pgs
Fees:13.00 Taxes:260.50

20080820-0085436

CORPORATE FORM WARRANTY DEED

THIS INDENTURE, made and entered into this **7th day of August, 2008**, by and between **Music City Investments, LLC**, a corporation organized and existing under and by virtue of the laws of the State of Tennessee, party of the first part, and **Tim Clay and Regina Clay, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **SEVENTY THOUSAND FOUR HUNDRED FIVE AND 00/100 DOLLARS ($70,405.00)**, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Land in the 5th Civil District being Lot No. 2 on the Plan of Windsor Park, of record in Book 3600, Page 64, Register's Office for said County, described as follows: Lot No. 2 fronts 75.00 feet on the northeasterly side of Paragon Mills Road and extends back 234.97 feet on the northwesterly line and 192.62 feet on the southeasterly line to a broken line in the rear measuring 69.27 feet and 16.88 feet thereon.

Being the same property conveyed to Music City Investments from Joel R Earps by deed dated August 7, 2008, of record in Instrument #20080820-0085435 in the records for Davidson County, TN. Being the same property PREVIOUSLY conveyed to Joel R. Earps, a single person, from Nancy Viomer Earps, a single person, by Quit Claim Deed dated January 7, 1994, of record in Book 9230, Page 595 and re-recorded as Instrument No. 20011003-0107425 in the records for Davidson County, TN. Being the same property PREVIOUSLY conveyed to Nancy Viomer Earps from Charlie Dixon Earps by Final Decree of Divorce dated February 9, 1984, of record in Book 6246, page 375 in the records for Davidson County, TN. Being the same property PREVIOUSLY conveyed to Charlie D. Earps and wife, Nancy H. Earps, from Jack Williams and wife, Frances Williams, by deed dated November 18, 1970, of record in Book 4461, Page 292 in the records for Davidson County, TN.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

Wherever the word "party" as used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

Music City Investments

By Hunter Simpson

ATTEST:

Secretary

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County aforesaid, personally appeared **Hunter Simpson** with whom I am personally acquainted and who, upon oath, acknowledged herself to be the President of **Music City Investments** the within named bargainor, a corporation, and that she as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as such President.

WITNESS my hand and Official Seal at office this **7th day of August, 2008**.

My commission expires: 3/29/13

Notary Public

LAURA L. MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
MARCH 29, 2013

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$70,405.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

Property address:
406 Paragon Mills
Nashville, TN 37211

LAURA L. MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
MARCH 29, 2013