THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 08-1832

Davidson County DEEDWARR
Recvd: 01/27/09 14:10 2 pgs
Fees:13.00 Taxes:370.00

20090127-0007156

Property Address: 5600 Country Drive, Nashville, TN 37211

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Patricia A. Cornwell n/k/a Pat Holmes and John W. Holmes, wife and husband**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Mary Eleanor Clay,** unmarried hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

A Certain Condominium Apartment in Davidson County Tennessee, being Cottage No. 108, On the Plan of revised site plan Phase III Hickory Valley Condominiums of record in Book 5200, page 131, Register's office for said county, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. Subject to all matters set forth in plan of record in Plat Book 5200, Page 131, Register's Office for Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Grantor by virtue of a quit claim deed from James H. Cornwell, dated August 29, 2000, and recorded August 30, 2000, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20000830-0085919. Said Patricia A. Cornwell having since married and is now known as Pat Holmes. John W. Holmes joins in this conveyance to convey any and all marital interest he may have in said property.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $100,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Pat John unec

WITNESS Grantor's hand this 12th day of November, 2008.

X Pat Holmes {Seal}
Pat Holmes

X John Holmes {Seal}
John W. Holmes

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 12th day of November, 2008, before me the undersigned officer, personally appeared Pat Holmes, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public
My Commission expires: 1-23-2011

Address of New Owner

Grantee's Name, Address, Phone:
Mary Eleanor Clay
5600 Country Drive #108
Nashville, TN 37211
Map and Parcel: 162-9-B-23

SEND TAX STATEMENTS TO:
Mary Eleanor Clay
5600 Country Drive #108
Nashville, TN 37211

State of: Tennessee
County of: Davids—

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $100,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: X Mary Eleanor Clay

Subscribed and sworn to before me this 12 day of November 2008.

Notary Public
My Commission expires: 1-23-2011

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN