This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

BILL GARRETT, Davidson County
Trans:T20090059314 DEEDWARR
Recvd: 08/31/09 09:04 3 pgs
Fees:18.00 Taxes:712.25
20090831-0081244

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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, **Marianne F. Stuart, an unmarried woman,** hereinafter referred to as "Grantor(s)", has this day bargained and sold, and by these presents do hereby transfer and convey unto **Grace O. Clayton, an unmarried woman and Anne T. Clayton, an unmarried woman,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 513, Building E, as shown on the plan of Parklane Condominiums, Phase II, filed as Exhibit B to, and established by the Master Deed of record in Book 7400, Page 130, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common area/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to MARIANNE F. STUART, AN UNMARRIED WOMAN by deed from LAUREN J. MILLER, UNMARRIED of record in Book 11686, Page 860 on 09/29/1999 and filed for record on 10/04/1999, Register's Office for DAVIDSON County.

Map & Parcel: 103080B51300CO

This property is known as: **513 Sloan Rd., Nashville, TN 37209**

SUBJECT to Master Deed and Bylaws as set forth in Book 7376, Page 571, Book 7400, Page 130, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

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

GRANTOR(S) do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 27th day of August, 2009.

Marianne F. Stuart, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marianne F. Stuart, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 27th day of August, 2009.

NOTARY PUBLIC

My Commission Expires

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 21, 2013

Grantee(s) Name, Address:	Send Tax Statement To:
Grace O. & Anne T. Clayton	Tennessee Bank & Trust
513 Sloan Road	9000 Carothers Parkway
Nashville, TN 37209	Franklin, TN 37067

State of TENNESSEE
County of DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$ 192,500.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 27th day of August, 2009.

Affiant

Meredith Brown
Type or Print Name

(Seal)

Notary Public

My commission expires:

10/17/09

JENNA WILLMS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

Jenna Willms
Type or Print Name