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BILL GARRETT, Davidson County
Trans:T20110005514 DEEDWARR
Recvd: 01/27/11 15:19 3 pgs
Fees:18.00 Taxes:2052.02
20110127-0007629

THIS INSTRUMENT PREPARED BY: **GEORGE V. CRAWFORD, JR.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $554,600.00. Affiant Subscribed and sworn to before me, this 24th day of January, 2011. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires MAY 2, 2011

Address New Owner As Follows: Stewart C. Clay and Laura R. Clay 200 Heady Drive Nashville, TN 37205	Send Tax Bills To: SAME	Map-Parcel Number: 130 06 0 114.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN W. CLAY III, unmarried, an undivided two thirds (2/3) interest, and ANNE MARIE CLAY, unmarried, an undivided one third (1/3) interest**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **STEWART C. CLAY AND WIFE, LAURA R. CLAY**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 of Block "K" on the Second Revised Plan of Highlands Belle Meade No. 2, Blocks E, F, G, H and K, as of record in Book 1130, page 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 1, Block K, which is a corner lot, fronts 177.64 feet on the easterly margin of Heady Drive and fronts 185.59 feet on the southerly margin of West Tyne Drive, said

frontages being joined by a curve having a length of 43.36 feet, and extends back 200 feet on the southerly line and 177.54 feet on the easterly line, to a point of intersection.

Being the same property conveyed to John Clay, III, by deed from Gregory A. Mowery and wife, Valerie Q. Mowery, of record as Instrument No. 20030416-0050644, said Register's Office.

The said John Clay III has since married Anne Marie Clay and the said John Clay III and Anne Marie Clay have since divorced pursuant to a Final Divorce Decree dated on October 31, 2005 of record in the Eighth Circuit Court for Davidson County, Tennessee and filed under Docket No. 05D-2454. Pursuant to the Marital Dissolution Agreement as amended and which was a part of said Final Decree, John W. Clay III and Ann Marie Clay shall own said property as tenants-in-common with John W. Clay III owning an undivided two-thirds (2/3) interest and Ann Marie Clay owning an undivided one-third interest in said property. The said John Clay III and John W. Clay III being one and the same person.

Also being the same property conveyed to John W. Clay III, unmarried, an undivided two thirds (2/3) interest, and Anne Marie Clay, an undivided one third (1/3) interest, unmarried, as tenants in common, by quitclaim deed of record as Instrument No. 20051219-0151407, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2011 taxes, a lien, not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 1130, page 72, Register's Office for Davidson County, Tennessee.

This is improved property known as: **200 Heady Drive, Nashville, TN 37205.**

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; and we covenant with the said Grantees that we are lawfully seized 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; and further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 24th day of January, 2011.

JOHN W. CLAY III

ANNE MARIE CLAY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN W. CLAY III,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of January, 2011

(Seal)

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANNE MARIE CLAY,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of January, 2011

(Seal)

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Notary Public

My Commission Expires: _____