Instr:200003080023926 Page: 1 OF 2
REC'D FOR REC 03/08/2000 10:31:57AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $616.05

WARRANTY DEED

H-BLU-00-0202

STATE OF Tennessee
COUNTY OF
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,500.00

Affiant

Subscribed and sworn to before me this 25th DAY OF February, 2000.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin McClain	American National (NAME)	
434 Kemper Drive North (ADDRESS)	Same as Above (ADDRESS)	41-12
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ELBERT A. EAKES AND ELIZABETH H. EAKES, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KEVIN MCCLAIN AND WIFE TINA JUSTUS MCCLAIN, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING Lot No. 16 Kemper Heights Section 5, as of record in Plat Book 3106 page 52 and amended in Book 5022 Page 505, Register's Office for Davidson County Tennessee.

This conveyeance is subject to resrtictions of record in Book 3283 Page 609 said Register's Office.

This coveyance is subject to to minium building setback line and public utilities easements of record in Plat Book 3106 Page 52 and amended in Book 5022 Page 505 said Registers Office.

BEING THE SAME PROPERTY CONVEYED TO ELBERT A. EAKES ET UX ELIZABETH H. EAKES FROM CHARLES R. TERRY BY WARRANTY DEED RECORDED IN DEED BOOK 8227 PAGE 27 OF SAID COUNTY.

unimproved ( )
This is improved (X) property, known as 434 Kemper Drive North, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 do 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 we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 25th day of February, 2000.

Elbert A. Eakes

Elizabeth H. Eakes

STATE OF Tennessee
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named Elbert A. Eakes and Elizabeth H. Eakes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 25th day of February, 2000.

My Commission Expires:
2/13/2003

Notary Public

STATE OF Tennessee
COUNTY OF

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 25th day of February, 2000.

My Commission Expires _____ _____

Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

- [x] 100 Hazel Path, Suite A
  Hendersonville, Tennessee 37075
- [ ] 111 W. College Street
  Murfreesboro, Tennessee 37130
- [ ] 2000 Glen Echo Road, Suite 209
  Nashville, Tennessee 37215
- [ ] 4733 Andrew Jackson Parkway, Suite 1-C
  Hermitage, Tennessee 37076
- [ ] 224 Old Hickory Boulevard, Suite B
  Nashville, Tennessee 37221
- [ ] 1770 Kirby Parkway, Suite 207
  Forum Building III
  Memphis, Tennessee 38138