Instr:20000405034116 Page: 1 OF 2
REC'D FOR REC 04/05/2000 9:27:21AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $155.40

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Marcella McClain and Ernest McClain
741 Mays Chapel Road
Mt. Juliet, TN 37122

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 82-7
PARCEL 130
20W-01875

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Jackie P. Hatcher and Benny Lee Santiago, as tenants in common, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Marcella McClain and husband, Ernest McClain, as tenants by the entirety, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING the westerly 20 feet of Lot No. 7 and the easterly 37 feet of Lot No. 8 in the Humphrey Pierce Addition to Northeast Nashville, of record in Book 161, Page 20, said Register's Office, and described as follows:
>
> SAID Lots front 57 feet, more or less on the southerly side of Wilburn Street and run back southerly 150 feet between parallel lines to an alley.
>
> Being the same property conveyed to Jackie P. Hatcher and Benny Lee Santiago, by deed from Donna S. Shell of record in Book 6906, Page 73, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 161, Page 20, said Register's Office.

Taxes for 2000 have been pro-rated and assumed by Grantee.

This is improved property known as 316 Wilburn Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marcella McClain and husband, Ernest McClain, their heirs and assigns, forever; and we, Jackie P. Hatcher and Benny Lee Santiago, 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 3rd day of April, 2000.

Jackie P. Hatcher

Jackie P. Hatcher

Benny Lee Santiago

Benny Lee Santiago

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jackie P. Hatcher and Benny Lee Santiago, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of April, 2000.

Gene W. Floyd

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 42,000.00.

AFFIANT

Subscribed and sworn to before me this 3rd day of April, 2000.

Gene W. Floyd

NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.