WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 361,350.00

Amy S. Arrowsmith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 2000

Lee G. Cy
Notary Public

MY COMMISSION EXPIRES: 1-31-2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward R. Arrowsmith	Southeastern Mortgage	MAP 103-12
(NAME)	(NAME)	
117 Lauderdale Road	115 29th Avenue South	PARCEL 217.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Leslie A. McClimans, Jr. and wife, Tracy A. McClimans

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward R. Arrowsmith and wife, Amy S. Arrowsmith

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:

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2 of Block "J" on the Plan of Cherokee Park, Section 3, as of record in Book 843, pages 2 and 3, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Leslie A. McClimans, Jr. and wife, Tracy A. McClimans, by deed from James G. Thomas and wife, Paula D. Godsey, of record in Book 9306, page 227, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

THIS instrument is being executed in behalf of Leslie A. McClimans, Jr. and wife, Tracy A. McClimans, pursuant to a Power of Attorney executed by same on the 7th day of April, 2000, and being filed for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 117 Lauderdale Road, Nashville, TN 37205
(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 our hand s this 14th day of April, 2000

Leslie A. McClimans, Jr.
by Paul Beasley, Attorney-in-Fact
Leslie A. McClimans, Jr.

Tracy A. McClimans
by Paul Beasley - Attorney-in-Fact
Tracy A. McClimans

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County 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 _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE) COUNTY OF DAVIDSON)

Before me, a Notary Public of said State and County aforesaid personally appeared ANDY BEASLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Leslie A. McClimans, Jr. and Tracy A. McClimans as Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said Leslie A. McClimans, Jr. and Tracy A. McClimans.

Witness my hand and seal at office this 14th day of April, 2000.

_____

Notary Public - Lee E. Cranford

My Commission Expires: January 31, 2004

NOTARY PUBLIC AT LARGE