# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Brenda McClearen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th Day of July, 2000

Connie R Hall
Notary Public

MY COMMISSION EXPIRES: 11/17/02

(AFFIX SEAL)

Instr:200007070067416 Page: 1 OF 2
REC'D FOR REC 07/07/2000 11:05:47AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $740.00

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney at Law, 613 Potomac Place, Suite 201 Smyrna, TN 37167

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brenda K. McClearen | New Owner | Map 61 |
| (NAME)<br>4228 Brush Hill Road | (NAME)<br>4228 Brush Hill Rd. | Group 4 |
| (ADDRESS)<br>Nashville, TN 37216 | (ADDRESS)<br>Nashville TN 37216 | Parcel 144 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James S. Pinkard, Jr., a single person**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Brenda K. McClearen, a married person** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 3, on the Plan of A.J. McGaughey's Haysboro Subdivision, according to the plat thereof, recorded in Plat Book 547, Pages 15 and 16 of the Register's Office of Davidson County, Tennessee.

Said Lot No. 3 fronts 100 feet on the westerly side of Haysboro Drive and runs back 287 feet on the north line and 285 feet on the southline, to a 40 foot road, measuring 100 feet on said road.

Being the same property conveyed to James S. Pinkard, Jr. by Quitclaim Deed of record in Book 10569, page 552, Register's Office of Davidson, Tennessee. (Further source of title in Deed Book 6920, page 413, said Register's Office.)

Subject to any and all matters as shown on plat of record in Book 547, pages 15 and 16, of the Register's Office of Davidson, Tennessee.

This is unimproved ( )
improved( x ) property, known as 4228 Brush Hill Road Nashville TN 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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 6th Day of July, 2000.

James S. Pinkard, Jr.
**James S. Pinkard, Jr.**

STATE OF TENNESSEE )
) ss:
COUNTY OF Davidson )

Before me, the undersigned Notary Public, personally appeared James S. Pinkard, Jr., who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th Day of July, 2000.

Connie R. Gill
NOTARY PUBLIC

CONNIE R. GILL NOTARY PUBLIC AT LARGE HERFORD COUNTY TN

MY COMMISSION EXPIRES: 11/17/02