This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Milton McClain, Jr.
1619 Emerald Drive
Nashville, TN 37218

SEND TAX BILLS TO:
Same

Davidson County DEEDWARR
Recvd: 09/14/00 11:45 2pgs
Fees:11.00 Taxes:344.10
20000914-0091457

WARRANTY DEED

(Map Number 81-11-0; Parcel Number 599.00 & 194.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **WADE L. PHELPS, an unmarried person,** have bargained and sold and do hereby transfer and convey unto **MILTON MCCLAIN, JR.** and wife, **BERNICE M. MCCLAIN**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being the southerly part of Lot No. 404 on the Map of D.T. McGavock's Subdivision, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, and being further described according to a survey by T.R. Sanford, Surveyor, December 14, 1961, as follows:

BEGINNING at a point in the easterly margin of 18th Avenue North, the common corner of Lot Nos. 404 and 405; thence easterly with the line between said two lots, 260 feet to a point in the westerly margin of an alley; thence northerly with the margin of the same, 100 feet to a point; thence westerly 248.5 feet more or less to a point in the easterly margin of said 18th Avenue North; thence southerly with the margin of said Avenue, 104 feet to the point of beginning.

BEING the same property conveyed to Wade L. Phelps by deed from Linda J. Turner-Dash and husband, Michael I.N. Dash, of record in Book 11508, page 7, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 21, page 14, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **1620 and 1622 D.B. Todd Jr. Boulevard, Nashville, TN 37208**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein and for the 2000 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTOR FURTHER COVENANTS and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this the 12th day of September, 2000.

WADE L. PHELPS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Wade L. Phelps, an unmarried person, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 12th day of September, 2000.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$93,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12th day of September, 2000.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002