Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Davidson County DEEDWARR
Recvd: 12/12/00 09:55 3pgs
Fees:15.00 Taxes:284.53
20001212-0122170

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable **Rosetta V. McClain** (hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto **Shawn Martel Smith** (hereinafter referred to as "Grantee(s)"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 8 day of December 2000.

Rosetta V. McClain

STATE Of Tennessee
COUNTY Of Williamson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, **Rosetta V. McClain** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 8 day of December 2000.

Notary Public

My Commission expires:

NOTARY PUBLIC AT LARGE

STATE Of Tennessee
COUNTY Of Williamson

The actual consideration or value, whichever is greater, for this transfer is $76,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 8 day of December 2000.

Notary Public

My Commission expires:

GINNY L. KATRICA NOTARY PUBLIC AT LARGE Comm. Exp. 3-18-2002 RUTHERFORD COUNTY

Map and Parcel Numbers: 108/12/63.00

Address of New Owner:
3200 Quail View Drive
Nashville, TN 37214

Send Tax Bills To:
same

6-000152

Land in Davidson County, Tennessee, being Lot No. 41A, Zone Lot Division, Lot Nos. 41, East Lake Subdivision, of record in Plat Book 6900, page 20, amended in Book 5800, page 245, Register's Office for said County,Tennessee, to which plat reference is hereby made for a more complete description.

This conveyence is subject to restrictive covenants of record in Book 6152, page 427, and and easements and/or setback lines of record in Plat Book 6900, page 20 and Plat Book 5800, page 245, all in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rosetta V. McClain by Warranty Deed dated September 16, 1998 and recorded in Book 11117, page 92, Register's Office for Davidson County, Tennessee.

(6-000152/3)