Box 5

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/00 09:14 3pgs
Fees:15.00 Taxes:273.80

20001227-0125936

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12/26/00.

Notary Public

MY COMMISSION EXPIRES: 9-25-04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael Troy Haley, Attorney
Real Estate Loan Services (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricky L. McClintock dba American Development, LLC (NAME)	**SAME** (NAME)	**44-11**
5304 Mast Point (STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	**26.00 & 26.01**
Hermitage, TN 37076 (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, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Shirley Macon Rion Thomas aka Shirley M. Rion

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ricky L. McClintock dba American Development, LLC**

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:

See Attachment "A" Legal Description

Subject to the following: easements, setback lines and restrictions of record; zoning regulations for the appropriate governmental authority, and to rights for public utilities and public rights of way and to matters which would be disclosed by an accurate survey; county property taxes for current year have been prorated as of date of deed.

NOTE: The subject property is rental property and has never been the marital residence of the Grantor nor her spouse, and as such is not subject to homestead or other marital interest as contemplated by TCA 31-1-104 et seq or similar statute or at common law.

This is unimproved ( )
improved (X) property, known as 128 Orchard Drive (House Number/Street) Hermitage (City/Town) TN (State) 37076 (Postal Code)

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 my hand this 26th day of December, 2000.

Shirley Macon Rion Thomas aka Shirley M. Rion

SHIRLEY MACON RION THOMAS AKA SHIRLEY M. RION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shirley Macon Rion Thomas aka Shirley M. Rion** the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville, TN**, this **12/26/00**.

Notary Public

Commission Expires: 9/25/04

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Attachment "A" Legal Description

TRACT I

The following described real property, to wit:

Land in Davidson County, Tennessee, being the westerly portion of Lot No. 143 on the Plan of Section "A", Village of Old Hickory, of record in Book 1424, page 68, said Register's Office and described as follows:

Beginning at the westerly common corners of Lots Nos. 142 and 143 on a paved ditch, being west 545.5 feet from the westerly margin of Orchard Drive; thence southwardly, along said paved ditch, 147.2 feet to the westerly common corners of Lots Nos. 143 and 144; thence with the line between Lots Nos. 143 and 144, eastwardly 317 feet 9 inches to a point; thence northwardly 90 feet to a point in the southerly line of Lot No. 142; thence with the line between Lots Nos. 142 and 143, westerly 330 feet 8 inches to the point of beginning.

BEING the same property vested in Shirley Macon Rion Thomas and divested out of Tony Meadows by Final Decree Confirming Sale of the Chancery Court of Davidson County, dated January 6, 1989, recorded February 1, 1989, Book 7763, page 453, Register's Office for Davidson County, Tennessee.

TRACT II

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot No. 143 of Section "A" on the Plan of E. I. du Pont de Nemours and Company's Subdivision, as of record in book 1424, page 68, Register's Office for said County.

Said lot No. 143 fronts 70.2 feet on the westerly side of Orchard Drive and extends back 545.5 feet on the northerly line and 489 feet on the southerly line to a dead line measuring 147.2 feet thereon.

BEING the same property conveyed to Oden D. Allen and wife, Pauline M. Allen, by Warranty Deed from William H. Brown and wife, Mary Lou Brown, dated September 13, 1951, recorded October 19, 1951, of record in Book 2025, page 127, Register's Office for Davidson County, Tennessee. The said Oden D. Allen having predeceased Pauline M. Allen thereby vesting title in Pauline M. Allen, as surviving tenant by the entirety. The said Pauline M. Allen died October 25, 1993. BEING also the same property devised to Shirley M. Rion, by the Last Will and Testatment of Pauline M. Allen, dated February 22, 1979, recorded December 3, 1993, in Book 9175, page 200, Register's Office for Davidson County, Tennessee.