Box 17

PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 01/23/01 11:07 2pgs
Fees:11.00 Taxes:878.75
20010123-0006861

W & I Ref: (st) Title No: 42128
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William O. Tankard Theresa Tankard 4400 Belmont Park Terrace #118 Nashville, TN 37215	Capital Bank & Trust Company 1820 West End Avenue Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 131-03-A-118

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 237,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John D. McLachlan and spouse, Geraldine E. McLachlan,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William O. Tankard and spouse, Theresa Tankard,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Building Site No. 118 on the Plan of Arden Place, Section One of record in Book 4675, Page 29, to which plan reference is hereby made for a more complete description thereof, Register's Office for said County.

Being the same property conveyed to John D. McLachlan and spouse, Geraldine E. McLachlan by deed from Elizabeth N. Sturdivant, unmarried of record in Book 10138, Page 799, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The above described conveyance is subject to; Taxes for the year 2001 and subsequent years; Covenants, Conditions and Restrictions of record in Book 4628, Page 473, Book 4754, Page 455, said Register's Office; The plan of record in Book 4675, Page 29, said Register's Office, shows an owner's certificate, minimum setback lines and easements to which plan reference is hereby made for a more complete description thereof.

This is improved property, known as: 4400 Belmont Park Terrace #118, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of January, 2001.

John D. McLachlan — Geraldine E. McLachlan

John D. McLachlan **Geraldine E. McLachlan**

State of Tennessee
County of Davidson

On this 12 th day of January, 2001, before me the undersigned authority, personally appeared **John D. McLachlan** and **Geraldine E. McLachlan**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WIEKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

My Commission Expires MAY 30, 2004

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 237,500.00

John D. McLachlan
Affiant

Sworn and subscribed before me on the 17th day of January, 2001.

Laura A. Beasley
Notary Public

My Commission Expires: 11/24/2001

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.