THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18074**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $725,000.00. Affiant Subscribed and sworn to before me, this 15th day of JUNE , 2001. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: Mr./Mrs. R. Trigg McClellan 300 Clarendon Avenue Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 116-6 PAR 28 FB BM 6097

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, BAILEY P. ROBINSON, III AND WIFE, LAURA S. ROBINSON ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to R. TRIGG MCCLELLAN AND WIFE, PAIGE MCCLELLAN ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 300 Clarendon Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of JUNE , 2001.

BAILEY P. ROBINSON, III

LAURA S. ROBINSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, BAILEY P. ROBINSON, III AND WIFE, LAURA S. ROBINSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of JUNE , 2001.

My Commission Expires: 5/16/05

Notary Public

BETH M. BROCK NOTARY PUBLIC WILLIAMSON CO., TENN.

Davidson County DEEDWARR
Recvd: 06/18/01 10:14 2pgs
Fees:11.00 Taxes:2682.50

20010618-0064035

EXHIBIT "A"

A tract of land in the 7th formerly the 11th Civil District of Nashville, Davidson County, Tennessee, being the northerly part of Lot No. 30 on the Plan of Bransford Realty Company's Berkeley Hills Subdivision as of record in Plat Book 547, pages 57 and 58, Register's Office for Davidson County, Tennessee, and being part of a tract of land marked "Johnson Bransford" as shown on the plan of Deerfield as of record in Book 547, pages 191 and 192, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin in the northerly margin of Clarendon Avenue, said iron pin being the southwest corner of Lot No. 11 as shown on the Plan of Bransford Realty Company's Berkeley Hills Subdivision and recorded in Plat Book 547, pages 57 and 58, Register's Office for Davidson County, Tennessee; thence south 71 deg. 17 min. west 58.9 feet with the northerly margin of Clarendon Avenue to an iron pin, the beginning of a curve to the left; thence continuing with the north margin of Clarendon Avenue and a curve to the left 149.45 feet, said curve having an interior angle of 35 deg. 12 min. 30 sec., a radius of 243.2 feet, a tangent distance of 77.17 feet, a chord of south 48 deg. 17 min. west, 147.10 feet to an iron pin, the southwest corner of the tract herein being described; thence north 57 deg. 08 min. west 189.5 feet to an iron pin; thence north 29 deg. 42 min. east 90.0 feet to an iron pin; thence north 55 deg. 08. min. west 50.1 feet to an iron pin; thence north 38 deg. 56 min. east 197.9 feet to an iron pin in the south boundary of a tract of land recorded in the name of Julia Malone Trabue in Deed Book 1108, page 97, Register's Office for Davidson County, Tennessee; thence south 57 deg. 21 min. east 86.8 feet along the south boundary of the previously described Julia Malone Trabue tract, to an iron pin at the northwest corner of Lot No. 11 as shown on the Plan of Berkeley Hills Subdivision previously referenced; thence south 31 deg. 45 min. east 235.0 feet along the westerly line of Lot No. 11 to the point of beginning, containing 64.974 square feet, more or less, or 1.5 acres, more or less.

Being the same property conveyed to Bailey P. Robinson, III and wife, Laura S. Robinson by deed from A. Richard Johnson, Jr. and wife, Mary Donnet Johnson appearing as Instrument No. 20001107-0110451, said Register's Office.