WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/27/01 15:51 2pgs
Fees:13.00 Taxes:1172.90

20010727-0080139

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 317,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July, 2001

Notary Public

MY COMMISSION EXPIRES: 1/31/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie A. McClimans	SunTrust Bank	MAP 144-16
(NAME)	(NAME)	
1904 Otter Creek Road	P. O. Box 305110	PARCEL 11
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37230-5110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Toby G. Cannon, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leslie A. McClimans and Tracy A. McClimans, husband and wife

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:

Being Lot No. 8 on the Plan of Otter Creek Estates, Section 1, as of record in Book 2331, page 157, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 begins at a point in the northeast margin of Otter Creek Road, the common front conrer of Lots 7 and 8; thence northeasterly with the line between said lots, 280 feet to a concrete monument; thence south 33 deg. 14' East 167.8 feet to a point in the northwest margin of an unnamed street, thence with the martgin of said unnamed street, southwsterly 238.0 feet to a concrete monument, the beginning of a curve; thence around said curve, westerly 39.3 feet to a concrete monument in the northeast margin of Otter Creek Road; thence with the margin of the same, 138.8 feet to the point of beginning.

Being the same property conveyed to Toby G. Cannon by deed from David F. Cannon of record in Instrument No. 200005150048680, and to David F. Cannon and wife, Toby G. Cannon by deed from John F. Carney, III and wife, Patricia A. Carney of record in Book 8890, page 572, Register's Office for Davidson County, TN. David F. Cannon joins in this conveyance to convey any interest he may have as the husband of Toby G. Cannon.

Subject to restrictions of record in Book 2635, page 439 and Book 4758, page 870, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2331, page 157, said Register's Office.

Taxes for the year 2001 are prorated and assumed by the Grantee(s) herein.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1904 Otter Creek Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand s this 27th day of July, 2001

Toby G. Cannon

David F. Cannon

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 Toby G. Cannon and David F. Cannon

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he / she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of July, 2001.

Commission expires 3-26-05

Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

The legal description is the same as the previous deed of record.