Davidson County DEEDWARR
Recvd: 08/02/01 08:10 2pgs
Fees:13.00 Taxes:481.00

20010802-0081843

THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Michael D. McClain 2805 New Hope Road Hendersonville, Tn 37075	AEDC Federal Credit Union 550 William Northern Blvd. Tullahoma, TN 37388	51-3-31 11D 14525

FOR AND IN 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,

Edna E. Roark, now known as Edna E. Savage and husband, Robert E. Savage

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Michael D. McClain and wife, Karen C.McClain

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:
Land in Davidson County, Tennessee, being part of Lot 50, Block "D" on the Plan of Marthonna, not of record, and being shown as Lot No. 3 and Lot Number 49 of Marthonna Plan, thence along the line between Lots 40 and 3 South 2 deg. 35' West 329.4 feet to an iron pin in Beasley's North line; thence along his line South 88 deg. 20' East 150.2 feet to an iron pin at the corner of Lots #2 and #3 on said survey; thence with the line between Lots #2 and #3 North 2 deg. 40' East 326.57 feet to an iron pin in the south margin of Vantrease Road; thence along said road North 87 deg. 25' West 150.3 feet to the point of beginning.

Being the same property conveyed to Billy R. Roark and wife, Edna E. Roark by Deed of record in Book 4327, Page 252, Register's Office for Davidson County, Tennessee. The said Billy R. Roark having since died on April 28, 1989, in Davidson County, Tennessee. The said Edna E. Roark having since remarried and being one in the same person as Edna E. Savage.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 704 Vantrease Road Madison, TN 37115

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 OUR HANDS THIS 26th day of July, 2001

Edna E. Savage — Edna E. Savage

Robert E. Savage — Robert E. Savage

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Edna E. Savage and husband, Robert E. Savage

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 26th day of July, 2001

My Commission expires August 24, 2003

K. J. Shelton
Notary Public

K. J. SHELTON
NOTARY PUBLIC
AT LARGE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transaction is $130,000.00

Affiant

Subscribed and sworn to before me this 26th day of July, 2001

K. J. Shelton
Notary Public

My Commission Expires: August 24, 2003

K. J. SHELTON
NOTARY PUBLIC
AT
LARGE
SUMNER COUNTY, TENN.