PREPARED BY (AND RETURN TO):

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W & I Ref: (st) Title No: 42783
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael J. McClellan Peggy Elaine Newman 1306 Belmont Park Court Nashville, TN 37215	Pulte Mortgage Corporation 7475 South Joliet Street Englewood, Colorado 80112

TAX MAP-PARCEL NUMBERS: 131-11-022

Davidson County DEEDWARR
Recvd: 08/17/01 15:38 2pgs
Fees:13.00 Taxes:1184.00
20010817-0089333

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 320,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marilyn H. Larson, married** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael J. McClellan and spouse Peggy Elaine Newman,** 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 Lot No. 47 on the Plan of Seven Hills, Section I, as of record in Book 2133, Page 82, Register's Office for said County. Said Lot No. 47 fronts 59.2 feet on the northwesterly side of Belmont Park Court and runs back 285 feet on the southerly line and 310.1 feet on the easterly line and measures 286.4 feet on the north line and 251.8 feet on the rear line.

Being the same property conveyed to Glenn R. Larson and wife, Marilyn H. Larson by deed from Walter M. Williams, Jr., and wife Carolyn B. Williams of record in Book No. 3917, Page 863, and re-recorded in Book 3936, Page 447, Register's Office for said County. By Quitclaim Deed of record in Book 10084, Page 752, said Register's Office, the said Glenn R. Larson conveyed his interest in subject property to Marilyn H. Larson.

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

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2133, Page 82, said Register's Office, which Plan shows a 100 foot minimum building setback line from Belmont Park Court and a 10 foot easement for public utility purposes along the rear line(s); A 2.5 x 20 foot utility anchor easement located on the southwesterly front corner of said lot; Restrictive covenants of record in Book 2249, Page 184, Page 9563, Page 187, said Register's Office.

GRL

Glenn R. Larson, spouse of Marilyn H. Larson, joins in conveying any interest he might have in the subject property.

This is improved property, known as: 1306 Belmont Park Court, 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 15th day of August, 2001.

Marilyn H. Larson

Glenn R. Larson

State of Tennessee
County of Davidson

On this 15th day of August, 2001, before me the undersigned authority, personally appeared **Marilyn H. Larson and Glenn L. Larson**, 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.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 320,000.00

Affiant

Sworn and subscribed before me on the 15th day of August, 2001.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

Notary Public