39-03

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 09/10/01 14:08 2pgs
Fees:13.00 Taxes:1209.53
20010910-0097946

W & I Ref: (sk) Title No: 42786
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Peter J. Minich 3427 Love Circle Nashville, TN 37212	Bank of America PO Box 9000 Getzville, NY 14068-9000

TAX MAP-PARCEL NUMBERS: 104-06-115

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 326,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael J. McClellan and spouse, Peggy Elaine Newman,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Peter J. Minich, unmarried,** 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. 93 and the westerly 10 of Lot No. 92 on the Plan of Bransford Realty Company's West End Heights Subdivision, of record in Book 332, page 124, said Register's Office.

SAID Lot No. 93 front together 70 feet on the northerly side of Love Circle and run back between parallel lines 150 feet to a line in the rear which measures 60 feet thereon.

BEING the same property conveyed to Michael J. McClellan and Peggy Elaine Newman, as joint tenants with right of survivorship by deed from James Moss Huey and spouse, Lee Bruce Huey of record in Book 8659 page 734, 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.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 332 Page 124, said Register's Office.

This is improved property, known as: 3427 Love Circle, Nashville, TN 37212

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 5th day of September, 2001.

Michael J. McClellan

Peggy Elaine Newman

State of Tennessee
County of Davidson

On this 5th day of September, 2001, before me the undersigned authority, personally appeared **Michael J. McClellan** and **Peggy Elaine Newman**, 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: _____

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 326,900.00

Affiant

Sworn and subscribed before me on the 5th day of September, 2001.

Notary Public

My Commission Expires: _____