Davidson County DEEDWARR
Recvd: 12/21/01 10:51 2pgs
Fees:13.00 Taxes:502.83

20011221-0141083

PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **November, 2001** between **EILEEN WALSH, an unmarried woman** , GRANTOR, and **CHARLES MCCLINNIS and LISA MCCLINNIS** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **HERMITAGE TN,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the plan of Section Four, Chesney Glen of record in Book 9700, Page 844, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eileen Walsh, an unmarried woman by deed from Beazer Homes Corp., dba Phillips Builders, a Tennessee Corporation, of record in Instrument No. 20000907-0088777, Register's Office for Davidson County, Tennessee, dated 8/25/00 and filed for record on 9/7/00.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in the Plan of record in Plat Book 9700, page 844; Charter of record in Book 10290, page 256; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Eileen D Walsh

EILEEN WALSH
Signature of Seller

INDIVIDUAL
STATE OF Florida)
COUNTY OF Leon)

Personally appeared before me, a Notary Public of said County and State, **EILEEN WALSH, an unmarried woman** , the within named bargainor, 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, at office, this **15th** day of **November, 2001.**

Tonya M. Watson
Notary Public

My Commission Expires: August 1, 2003

Tonya M. Watson
MY COMMISSION # CC860016 EXPIRES
August 1, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

Name and Address of Property Owner:

CHARLES MCCLINNIS and LISA MCCLINNIS
3204 GLENTREE DRIVE
HERMITAGE, TN 37076

Property Address:

3204 GLENTREE DRIVE
HERMITAGE TN 37076

Person Responsible for Taxes:

NATION ONE MORTGAGE COMPANY, INC.
3600 Mansell Road, STE 220
Alpharetta, GA 30022

Parcel #: 87-01-0A-105.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$135,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **November, 2001.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. ELDRIDGE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENNESSEE
My Commission Expires
September 28, 2002

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076