STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $ 32,500.00.

AFFIANT

Sworn to and subscribed before me this 21st day of February, 2002.

NOTARY PUBLIC

My commission expires: _____

J. WAYNE THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 24, 2005

Map & Parcel No. 44-15-263.00

Address of New Owner:
Rick McClintock
5304 Mast Point
Hermitage, TN 37076

Send Tax Notices To:
Same.

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, CLARENCE E. BAGSBY, JR. an unmarried person, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto RICK McCLINTOCK, d/b/a AMERICAN DEVELOPMENT, hereinafter referred to as Grantee, his heirs and assigns forever, all of his right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

See legal description, Attachment "A" hereto, made a part hereof.

This is improved property, known as 1010 Elliston Street, Old Hickory, TN 37138.

THIS CONVEYANCE IS SUBJECT TO easements and building setback lines of record at Plat Book 1424, page 65, in the Register's Office for Davidson County, Tennessee; and to the 2002 Davidson County property taxes, which are being prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said CLARENCE E. BAGSBY, JR. has hereunto set his signature, this 21 day of February, 2002.

_____

CLARENCE E. BAGSBY, JR.

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 CLARENCE E. BAGSBY, JR., the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal at office, this 21st day of February, 2002.

J. WAYNE THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 24, 2005

My commission expires: _____

NOTARY PUBLIC

This Instrument Prepared By:
J. Wayne Thomas, Attorney at Law
RELS/Real Estate Loan Services of Tennessee, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

When Recorded Return to:

RELS
1100 Kermit Drive, Suite 204
Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 02/22/02 07:58 2pgs
Fees:13.00 Taxes:120.25

20020222-0022814

Attachment "A": legal Description.
Clarence E. Bagsby, Jr.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 71 of Section D, on the plan of E.I. Dupont De Nemours and Company's Subdivision, as of record in Book 1424, page 65, said Register's Office, to which reference is hereby made for a more complete legal description of the metes and bounds of said lot.

BEING the same property conveyed to Clarence E. Bagsby, Jr., an unmarried person, by Warranty Deed from Ray H. Bass and wife, Billie L. Bass, dated April 19, 1989, recorded April 20, 1989, of record in Book 7821, page 369, Register's Office for Davidson County, Tennessee.

C.B.J.
Initials