39-B

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40978** **FILE BOX**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$249,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
21st DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES:

KENNETH M. BALL NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
Tavis McCourt and **Deborah Ellen Portnoy** **1701 Temple Avenue** **Nashville, TN 37215**	**SunTrust Bank** **201 Fourth Avenue, N/7th Fl.** **Nashville, TN 37219**	**131-3-M-1**

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 **I, CHARLES S. McCLENDON, Unmarried**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAVIS McCOURT and DEBORAH ELLEN PORTNOY, BOTH UNMARRIED, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOW TO-WIT:

Land in Davidson County, Tennessee being Unit 1, Temple Condominiums, further shown as 1701 Temple on the Master Deed of record in Instrument Number 20010829-0093746, Register's Office for Davidson County, Tennessee to which plan reference is herein made for a more complete description of metes and bounds.

Being the same property conveyed to Charles S. McClendon by deed from Estate of Aubrey R. Ashworth of record in Instrument Number 20010829-0093745, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (**X**) property, known as **1701 Temple Avenue, Unit A, Nashville, Tennessee 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 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 MY HAND THIS 21st DAY OF JUNE, 2002.

CHARLES S. McCLENDON

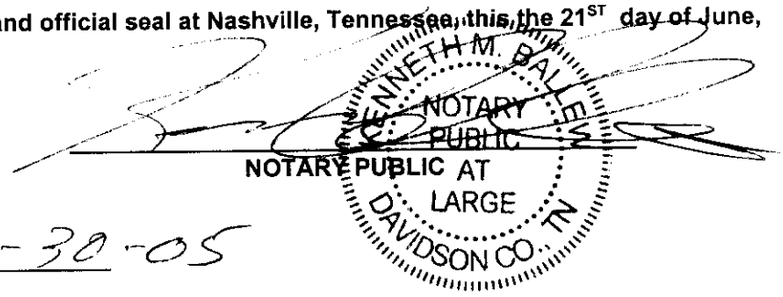
Davidson County DEEDWARR
Recvd: 06/25/02 12:20 2pgs
Fees:13.00 Taxes:924.63

20020625-0076121

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 CHARLES S. McCLENDON, UNMARRIED, 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 within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 21ST day of June, 2002.



My Commission Expires: 7-30-05