Davidson County DEEDWARR
Recvd: 11/05/02 14:53 2pgs
Fees:13.00 Taxes:1581.75

20021105-0135875

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $427,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1ST DAY OF NOVEMBER, 2002.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19011SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX B[illegible]	MAP – PARCEL #
Jeffrey Lee McLaren Carrie Creamer McLaren 3605 Sperry Avenue Nashville, TN 37215	Darlene 40	117-5-44.00

FOR AND IN CONSIDERATION [illegible] ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Paul Hickman Tidwell, II and wife, Jenny Katherine Bond (a/k/a Jenny Bond), hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jeffrey Lee McLaren and Carrie Creamer McLaren, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 36, on the Plan of Henry Sperry Subdivision, as of record in Plat Book 924, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jenny Bond, by deed from Gregory S. Perrone, of record in Book 11344, page 654, Register's Office for Davidson County, Tennessee. The said Jenny Bond is now known as Jenny Bond Tidwell.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated and paid by the Grantor. 2003 Davidson County taxes are assumed by the Grantees; and
2. All matters shown on plan of record in Book 924, page 21, Register's Office for Davidson County, Tennessee; and
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3605 Sperry Avenue, 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 GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands this 1st day of November, 2002.

Paul Hickman Tidwell II

Paul Hickman Tidwell, II

By: _____

Jenny Katherine Bond, Attorney-In-Fact

_____

Jenny Katherine Bond

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

On this 1st day of November, 2002, before me personally appeared Jenny Katherine Bond, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

_____
NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JENNY KATHERINE BOND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of PAUL HICKMAN TIDWELL, II, as his Attorney in Fact, as the free act and deed of the within named PAUL HICKMAN TIDWELL, II. Witness my hand and official seal this 1st day of November, 2002.

_____
NOTARY PUBLIC

My Commission Expires:_____