2002 100222

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

Ohio Clear title Agency, Inc.

Penn Center West, Building #1, Suite 102

Pittsburgh, PA 15279

SEND TAX BILLS TO:

Kevin and Shelley McClelland

254 Cedar View

Nashville, TN 37211

MAP PARCEL NUMBER

162-13-0 096.00

Davidson County DEEDWARR
Recvd: 11/22/02 11:45 3pgs
Fees:18.00 Taxes:414.40
20021122-0145506

THIS INDENTURE, made and entered into this 15th day of November, 2002, by and between Martha Lynn Smith and Phil Segraves party of the first part, and Kevin McClelland and Shelley McClelland party of the second part,

WITNESSETH: That for and in consideration of One Hundred Twelve Thousand and 00/100---------- ($112,000.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County, State of Tennessee:

See Attached Exhibit "A" Legal Description

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Being the same property conveyed by Deed dated August 1, 2000 and recorded August 15, 2000 in Deed Instrument Number 200008150080583 and Deed dated February 14, 1979 and recorded February 15, 1979 in Deed Book 5395 and Page 643, in the Register's Office of Davidson County, Tennessee

WITNESS the signature of the said party of the first part the day and year first above written.

Martha Lynn Smith Phil Segraves

Martha Lynn Smith and Phil Segraves

STATE OF TENNESSEE, COUNTY OF Tennessee / Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Martha Lynn Smith and Phil Segraves to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 15th day of November 2002.

My ~~commission~~ expires June 26, 2006

Patsy B. Graves

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 112,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Martha Lynn Smith Phil Segraves

Affiant

Subscribed and sworn to before me this 15th day of November, 2002.

Patsy B. Graves

PATSY B. GRAVES NOTARY PUBLIC AT LARGE MOTARY

PROPERTY ADDRESS: 254 Cedar View, ~~Nashville~~, TN ~~37211~~ Antioch, 37013

The following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 31 on the Plat of Monte Carlo Estates, Section 1, which is of record in Plat Book 4675, page 68, Register's Office for Davidson County, Tennessee.

For Title Reference See Deed dated August 1, 2000 and recorded August 15, 2000 in Deed Instrument Number 200008150080583 and Deed dated February 14, 1979 and recorded February 15, 1979 in Deed Book 5395, Page 643, in the Register's Office of Davidson County, Tennessee.

Parcel No.: 162-13-0 096.00