PICK-UP

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/19/02 14:54 2pgs
Fees:13.00 Taxes:1554.00

20021219-0157046

State of Tennessee
County of Tennessee

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$420,000.00**

Wm. M. McClain Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December, 2002.

Notary Public

MY COMMISSION EXPIRES: 1/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BOBBY D. DAVIS, ATTORNEY AT LAW, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Michael A. McClain 321 Lee Road Cottontown, Tennessee 37048 James A. McClain 8529 Old Harding Lane Nashville, TN 37221	W.M. McClain Co. 2626 Hart Street Nashville, Tennessee 37207	60-15-20

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **WILLIAM M. McCLAIN, SR.** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL A. McCLAIN and JAMES A. McCLAIN as Tenants in Common, each having one-half (½) interest,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING the northerly part of Lot No. 39 in Jones and Hart Subdivision, a plan of which is of record in Book 332, Page 43, Register's Office for said County, described as follows:

BEGINNING at an iron stake in the southerly margin of Lemuel Road at a common corner with Lot No. 40; thence S 11° 40' W with line of Lot No. 40, 291.87 feet, more or less, to a point; thence easterly with line of E.A. Sircy et al property 295 feet, more or less, to a point in the westerly margin of Hart Street, a common corner with E. A. Sircy et al property; thence northerly with said westerly margin of Hart Street 225.5 feet, more or less, to a point in the southerly margin of Lemuel Road; thence westerly with said southerly margin of Lemuel Road 295 feet to the point of beginning.

BEING the same property conveyed to William M. McClain, Sr. and wife, Mary Frances McClain, of record in Book 4634, Page 679, Register's Office for Davidson County, Tennessee. The said Mary Frances McClain having deceased on November 23, 2001.

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 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.

This deed is prepared solely on the basis of information furnished. No legal advice is being given to the parties hereto. This deed contains no warranties of title, either expressed or implied. This deed shall only convey the interest owned by the Grantor herein, but not further and shall be subject to any and all claims, obligations and impediments of title that may exist. We do hereby disclaim any knowledge or liability for claims that may be had by persons or entities other than the Grantor herein.

Witness (My/Our) hand(s) this 18th day of December, 2002

WILLIAM M. McCLAIN, SR.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, for said County and State appeared, **William M. McClain, Sr.,** with whom I am personally acquainted and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Sworn to and subscribed before me, this the 18th day of December, 2002.

NOTARY PUBLIC

My Commission Expires: 01/26/05