Davidson County DEEDWARR
Recvd: 12/26/02 12:19 3pgs
Fees:18.00 Taxes:268.49
20021226-0158722

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Charlene McClain	GMAC Mortgage	Map 081-06-0
1732 E. St. Louis St.	100 Witmer Road	Parcel 442
Nashville, TN 372108	Horsham, PA 19044	11304 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Barry Downer, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Charlene McClain, an unmarried person** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 51 in George Shield's Second Addition to North Nashville Plan of Lots as of record in Book 57, page 146, Register's Office for Davidson County, Tennessee. Said Lot No. 51 fronts 64 and ½ feet on the Northerly side of St. Louis Street and runs back with the Easterly margin of 23rd Avenue North, formerly Bosley Street, 150.2 feet to an alley. Reference is hereby made to said plat of record in Book 57, page 146 of said Register's Office for a more complete and accurate description thereof.

Being the same property conveyed to Barry Downer, an unmarried person by deed of record as Instrument No. 200220612-0071547, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1732 E St. Louis Street, Nashville, Tennessee 37208.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Plan of record in Book 57, page 146, said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $72,565.00.

Charlene McClain
Affiant

Subscribed and sworn to before me this 23rd day of December, 2002.

Notary Public

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 23rd day of December, 2002.

Barry Downer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Barry Downer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of **December**, 2002.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2005

