THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Raymond A. McClanahan 107 Ronny Meade Spr. Hill, Tn 37172	Same as New Owner	Map 43-01 Parcel 138

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, TROY M. CONYER, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto RAYMOND A. McCLANAHAN, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being part of Lot No. 20 on the Plan of the Re-subdivision of Dixie Pure Food Company's Subdivision, as of record in Book 421, page 30, Register's Office for said County, described partly according to a survey made May 25, 1947, by Harvey Gee, Surveyor, as follows:

BEGINNING at an iron pin in the northeast intersection of Pierce Road and Lawrence Avenue (not open) and running thence, along the southeasterly margin of Pierce Road, north 43 deg. 34 min. east 165 feet to a point; thence leaving said Road at a right angle, south 43 deg. 34 min. east 174 feet, more or less, to the northerly margin of Lawrence Avenue; thence with same south 89 deg. 44 min. west 240 feet, more or less, to the beginning.

BEING the same property conveyed to James M. Conyer by deed from Great American Federal Savings of record in Book 7931, page 790, Register's Office for Davidson County, Tennessee. And, the said James M. Conyer a/k/a James Michael Conyer died on July 14, 1999, at which time the property became vested in the only child born to or adopted by him and his only heir at law, Troy M. Conyer a/k/a Troy Michael Conyer, in fee simple. The said Troy M. Conyer a/k/a Troy Michael Conyer hereby represents and warrants that all debts and obligations owing by James M. Conyer a/k/a James Michael Conyer during his lifetime or by reason of his death, have been fully paid and satisfied.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1333 and 1335 Pierce Road, Madison, TN 37115.

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

Davidson County DEEDWARR
Recvd: 06/20/03 09:34 2pgs
Fees:13.00 Taxes:155.40
20030620-0085453

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2003, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to any and all matters as they may appear on the Plan of record in Book 421, page 30, said Register's Office.

And, I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"
TROY M. CONYER, a single man

"GRANTEE"
RAYMOND A. McCLANAHAN, a single man

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TROY M. CONYER, a single man, and RAYMOND A. McCLANAHAN, a single man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 10th day of June, 2003.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $42,000.00.

Affiant

Sworn to and subscribed before me, this the 11th day of June, 2003.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005