WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/03 14:27 2pgs
Fees:13.00 Taxes:2220.00

20030707-0093136

BOX 50-B

~~PREPARED~~ BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th DAY OF July AT , 2003

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian McClure	OWNER	MAP 116-07
(NAME)	(NAME)	
4302 Lillywood Road		PARCEL 77
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Henry Sender and wife, Katherine Wei Sender

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian McClure

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:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 16 and the easterly part of the southerly part of Lot No. 14 and the westerly part of Lot No. 15 and the westerly part of the southerly part of Lot No. 13 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, and being shown as Lot No. 3 on the Map of a Resubdivision of said lots and other lots, not of record, and described according to a copy of a survey thereof made by Harvey Gee, Surveyor, November 12, 1949, as follows:

Beginning at a point in the northerly margin of Lilywood Road, formerly Third Street, 545 feet east of the easterly margin of Lynwood Boulevard; thence northerly, parallel to the margin of Lynwood Boulevard, 300 feet to a point; thence easterly, parallel to the margin of Lilywood Road, 160.5 feet to a point; thence southerly parallel to Lynwood Boulevard, 300 feet to the northerly margin of Lilywood Road; thence with the margin of the same, westerly 160.5 feet to the beginning.

Being the same property conveyed to Henry Sender and wife, Pauline C. Sender by deed from Royal Oaks Land Company of record in Book 1782, page 360, said Register's Office. Pauline C. Sender has since died vesting title solely in Henry Sender. Katherine Wei Sender joins in executing this Deed to convey any interest she may have in said property.

This conveyance is subject to 2003 real property taxes which have been prorated and assumed by the grantee(s) and all matters appearing on the plan of record in Book 421, pages 102-103, said Register's Office.

unimproved ( )
This is improved (X) property, known as 4302 Lillywood Road, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 hand s this 7th day of July 2003

Harris A Gilbert, Attorney in Fact for Henry Sender
Henry Sender by Harris A. Gilbert, Attorney in Fact

Harris A Gilbert, Attorney in Fact for Katherine Wei Sender
Katherine Wei Sender By Harris A. Gilbert, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7 day of July, 2003, before me personally appeared Harris A. Gilbert, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Henry Sender and Katherine Wei Sender and acknowledged that he executed the same as the free act and deed of Henry Sender and Katherine Wei Sender.

Witness my hand and seal this 7 day of July, 2003.



Notary Public