WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/22/03 14:39 2pgs
Fees:13.00 Taxes:166.50

20031022-0156444

FILE BOX 43

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER~~ IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF October 20 03

Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pat W. Moore (NAME)	New Owner (NAME)	MAP 61-16
821 Murfreesboro Road (ADDRESS)	(ADDRESS)	PARCEL 95
Franklin, TN 37064 (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, Monty S. McClanahan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pat W. Moore

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 a part of the south part of Lot No. 39 and a part of the southwest corner of Lot No. 37 on the Map of Kennedy & Graves, Plan of Monte Vista, of record in Book 421, Page 143, Register's Office for said County as follows:

Beginning at the northwest intersection of Kennedy Avenue and McAlpine Avenue; thence with the easterly margin of Kennedy Avenue, N 29 deg. 42' E 105 feet to an iron pin; thence S 67 deg. 05' E 119.5 feet to a point; thence S 20 deg. 30' W 113 feet, more or less, to the northerly margin of McAlpine Avenue; thence westerly with said Avenue 137 feet, more or less, to the point of beginning.

BEING the same property conveyed to Monty S. McClanahan and wife, Elizabeth Anne McClanahan by deed from Gary Jackson and wife, Shirley S. Jackson, of record in Book 5870, Page 360, Register's Office for said County. The said Elizabeth Anne McClanahan now deceased.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 421, Page 143, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1303 McAlpine Ave., Nashville, TN 37216
(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 my hand this 20th day of October, 20 03

Monty S. McClanahan

STATE OF CONNECTICUT
COUNTY OF Windham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Monty S. McClanahan

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who ack[illegible] he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Plainf[illegible] Windham County, Connecticut, this 24th day of October 2003.

Commission expires: 5/31/07

Helen M. F[illegible]
Notary Public

HELEN M. [illegible] COOMBS
NOTARY PUBLIC
MY COMMISSION EXPIRES [illegible]
STATE OF CONNECTICUT

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____ .

My commission expires _____

_____
Notary Public