Davidson County DEEDWARR
Recvd: 11/24/03 13:11 2pgs
Fees:13.00 Taxes:1978.02

20031124-0170548

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WARRANTY DEED

This Indenture made this **21st** day of **November, 2003** between **M & T PARTNERSHIP, a Tennessee general partnerhip, by and through its sole remaining partner, Elizabeth Trinkler ELIZABETH M. TRINKLER, a single woman, Individually,**GRANTOR, and **JEFFREY L. MCLAREN and CARRIE C. MCLAREN, husband and wife ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **TN.,** to wit:

Being Lot No. 13 on the Plan of Laurel Ridge, Section 2, as of record in Book 3600, Page 8, Register's Office for said County.

Said Lot No. 13 fronts 199.6 feet on the northerly side of Fredricksburg Drive and extends back 351 feet on the easterly line and 385.9 feet on the westerly line to a dead line, measuring 175.2 feet thereon, containing 1.56 acres, more or less.

Being the same property conveyed to M & T Partnership, a Tennessee general partnership, by deed from Sarah M. Cheshire and husband, J. Ross Cheshire, Jr., of record in Book 9448, page 124, Register Office for Davidson County, Tennessee. Upon the death of Charles Miller, his partnership interest vested in his estate and was thereafter distributed from his estate to his sole heir, Elizabeth Trinkler, as set forth in Affidavit of Heirship of record in Book 10220, page 207, filed for record on October 9, 1996, said Register's Office. Accordingly, the property is thereby vested in Elizabeth Trinkler as sole remaining partner and successor of M & T Partnership, a Tennessee general partnership.

This conveyance is subject to the taxes for the year 2003 which have been prorated and assumed by the Grantee(s) any and all mattters on the Plan of record in Plat Book 3600, Page 8; Restrictive covenants of record in Book 3644, Page 177; Agreement for dedication of easement of record in Book 8037, Page 180; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **21st** day of **November, 2003.**

ELIZABETH M. TRINKLER

M & T PARTNERSHIP partner

County of Davidson

State of Tennessee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Elizabeth Trinkler with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/her self to be the partner of M & T PARTNERSHIP, and that he/she as such executed the foregoing instrument for the purpose therein contained by signing the name of M & T PARTNERSHIP by him/her self as partner. Witness my hand and officia! seal this 21st day of November, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Gail Marshall Notary Public At Large Davidson County, Tennessee

My Commission Expires March 25, 2006

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ELIZABETH M. TRINKLER, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 21st day of November, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Gail Marshall Notary Public At Large Davidson County, Tennessee

My Commission Expires March 25, 2006

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $534600

Affiant

Subscribed and sworn before me this 21st day of November, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Gail Marshall Notary Public At Large Davidson County, Tennessee

My Commission Expires March 25, 2006

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Prepared by:
Equity Search, Inc.
2200 21st Avenue S., Ste. 409
Nashville, TN 37212

Address of New Owner
JEFFREY L. MCLAREN
5879 FREDRICKSBURG DRIVE
NASHVILLE, TN 37215

Send Tax Bills to:
New owner

Map & Parcel Number:

145-6/1