39-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 170,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

NOTARY PUBLIC

COMMISSION EXPIRES 3/25/2006

NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 12/09/03 11:50 2pgs
Fees:13.00 Taxes:629.00

20031209-0176424

THIS INSTRUMENT PREPARED BY:

Grissim Title & Escrow, LLC

2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
JAMES H. B. PEAY, IV 1525 Ferguson Avenue Nashville, Tennessee 37212	Same as new owner	Map 117-8 Parcel 147

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONDISERATINS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ERNEST MCCLENDON, UNMARRIED**

I/WE HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JAMES H. B. PEAY, IV**

HEREINAFTER CALLED THE **GRANTEE(S),** 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 Lot No. 168, on the Plan of Victoria Place, as shown on plat of record in Plat Book 332, page 10, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said lot No. 168 fronts 60 feet on the southerly side of Ferguson Avenue and runs back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Ernest McClendon and wife, Ester Mai McClendon by Deed of record in Book 4079, Page 408, Register's Office for Davidson County, Tennessee.

THE SAID ESTER MAI MCCLENDON HAVING SINCE DIED.

CAROL MCCLENDON THAXTER, EXECUTES THIS INSTRUMENT AS ATTORNEY IN FACT ON BEHALF OF ERNEST MCCLENDON, PURSUANT TO THE POWER OF ATTORNEY BEING RECORDED IN INSTRUMENT NO. , REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Subject to all easements, covenants, conditions, reservations, leases and restrictions of record , all legal highways, all rights of way, all zoning, building and other laws, ordinances and regulations, all rights of tenants in possession, and all real estate taxes and assessments not yet due and payable.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS: 1525 FERUGSON AVENUE, NASHVILLE, TENNESSEE 37212

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 the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Ernest McClendon

WITNESS, this date: NOVEMBER 24, 2003

Ernest McClendon

BY: Carol McClendon Thaxter POA

Carol McClendon Thaxter, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at , Tennessee, this day of , .

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____and_____ _____with whom I am personally acquainted and who upon _____oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ _____ the within named bargainor, a corporation, and that _____ _____as such _____and _____ being authorized to do so, execute the foregoing instrument of the purposes therein contained by signing the name of the coporation, by the said _____as such _____.

Witness my hand and official seal at office in _____, Tennessee on this the _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of November, 2003, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Carol McClendon Thaxter to me known to be the person who executed the foregoing instrument in behalf of Ernest McClendon, and acknowledged that she executed the same as the free act and deed of the said Ernest McClendon.

Witness my hand and official seal at Nashville, Tennessee, this the 24th day of November, 2003.

ROBIN JACKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

NOTARY PUBLIC
AT LARGE
Robin Jackson
My Commission Expires
May 30, 2007
STATE OF TENNESSEE

My Commission Expires: 5/30/07

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ _____with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that ____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____ _____, by signing _____name as such _____.

Witness my hand and official seal at office, this the _____day of _____, _____.

_____
Notary Public

My Commission Expires: _____