THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 837,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March, 2004

Notary Public

MY COMMISSION EXPIRES: March 2, 2007
(AFFIX SEAL)

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Revocable Trust of Lyle Finley dated October 12, 1982 (NAME)	Revocable Trust of Lyle Finley dated October 12, 1982 (NAME)	Map 116-6
300 Clarendon Avenue (ADDRESS)	736 Georgia Avenue #606 (ADDRESS)	Parcel 28
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Chattanooga, TN 37402 (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, R. Trigg McClellan and wife, Paige McClellan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Revocable Trust of Lyle Finley dated October 12, 1982

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:

A tract of Land in the 7th, formerly the 11th Civil District of Nashville, Davidson County, Tennessee, being the northerly part of Lot No. 30 on the Plan of Bransford Realty Company's Berkeley Hills Subdivision as of record in Plat Book 547, pages 57 and 58, Registers office for Davidson County, Tennessee, and being part of a tract of land marked "Johnson Bransford" as shown on the plan of Deerfield as of record in Book 547, pages 191 and 192, Registers office for Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin in the northerly margin of Clarendon Avenue, said iron pin being the southwest corner of Lot No. 11 as shown on the Plan of Bransford Realty Company's Berkeley Hills Subdivsion and recorded in Plat Book 547, pages 57 and 58, Registers office for Davidson County, Tennessee; thence south 71 degrees 17 minutes, west 58.9 feet with the northerly margin of Clarendon Avenue to an iron pin, the beginning of a curve to the left; thence continuing with the north margin of Clarendon Avenue anda curve to the left 149.45 feet, said curve having an interior angle of 35 degrees 12 minutes 30 seconds, a radius of 243.2 feet, a tangent distance of 77.17 feet, a chord of south 48 degrees 17 minutes, west, 147.10 feet to an iron pin, the southwest corner of the tract herein being described; thence north 57 degrees 08 minutes, west 189.5 feet to an iron pin; thence north 29 degrees 42 minutes east 90.0 feet to an iron pin; thence north 55 degrees 08 minutes west 50.1 feet to an iron pin; thence north 38 degrees 56 minutes east 197.9 feet to an iron pin in the south boundary of a tract of land recorded in the name of Julia Malone Trabue in Deed Book 1108, page 97, Registers office for Davidson County, Tennessee; thence south 57 degrees 21 minutes east 86.8 feet along the south boundary of the previously described Julia Malone Trabue tract, to an

CONTINUED

unimproved ( )
This is improved (X) property, known as 300 Clarendon Avenue, 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 3rd day of March, 2004

R. Trigg McClellan

Paige McClellan

Davidson County DEEDWARR
Recvd: 03/05/04 11:24 3pgs
Fees:18.00 Taxes:3098.75

20040305-0025413

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 R. Trigg McClellan and wife, Paige McClellan

the bargainor s, 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 and official seal at Nashville, Tennessee, this 3rd day of March, 2004.

Commission expires July 24, 2004

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 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 _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

iron pin at the northwest corner of Lot No. 11 as shown onthe Plan of Berkeley Hills Subdivision previously referenced; thence south 31 degrees 45 minutes, east 235.0 feet along the westerly line of Lot No. 11 to the point of beginning, containing 64.974 square feet, more or less, or 1.5 acres more or less.

Being the same property conveyed to R. Trig McClellan and wife paige McClellan by deed from Bailey P. Robinson, III and wife Laura S. Robinson appearing as Instrument no. 20010618-0064035, said Registers office.