Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/19/04 10:10 2pgs
Fees:13.00 Taxes:463.61
20040319-0031364

Warranty Deed

THIS INDENTURE, made and entered into this 12th day of March 2004

by and between Norman McLean

of the first part, and Diana M. Arrington, unmarried

, of the second part

WITNESSETH: That for the consideration hereinafter expressed the said party/parties of the first part has/have bargained and sold and does/do hereby bargain, sell, convey and confirm unto the said party/parties of the second part the following described real estate, situated and being in Goodlettsville County of Davidson State of TN

BEING Lot No. 168 on the Plan of GATEWOOD, SECTION I, as of record in Book 3300, Page 49, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the Westerly margin of Marita Avenue at the corner of Lots Nos 168 and 169; thence with the line between said lots, Southwesterly 131.9 feet to the corner of Lot No. 187; thence with the between Lots Nos 168 and 187, Northwesterly 95 feet to the Southeasterly margin of Gates Road; thence with the margin of the same, Northeasterly 125.5 feet to the beginning of a curve; thence around said curve, Easterly 40.6 feet to the margin of Marita Avenue; thence with the margin of the same, Southeasterly around a slight curve, 130 feet to the point of beginning.

Being the same property conveyed to Norman McLean, herein by Warranty Deed dated October 23, 2003 filed for record October 28, 2003 at Instrument No. 20031028-0158646, in the Register's Office of Davidson County, Tennessee.

Roberta Julian executes this conveyance on behalf of Norman McLean by virtue of authority granted to her in Specific Power of Attorney being recorded simultaneously herewith.

The aforedescribed real property is not the homestead of the said Norman McLean.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party/parties of the second part, his/her/their heirs and assigns in fee simple forever.

And the said party/parties of the first part does/do hereby covenant with the said party/parties of the second part that he/she/they is/are lawfully seized in fee of the aforedescribed real estate; that he/she/they has/have a good right to sell and convey the same; that the same is unencumbered, except for year 2004 Davidson County and 2004 City of Goodlettsville real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Book 3300, Page 49, and Restrictions of record in Book 4179, Page 488, and in Book 4314, Page 290, all being of record in said Register's Office.

and that the title and quiet possession thereto he/she/they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged.

WITNESS the signature (s) of the said party/parties of the first part the day and year first above written.

Norman McLean
by Roberta Julian attny in fact

_____

_____

_____

_____

_____

_____

INDIVIDUAL

STATE OF TENNESSEE,
COUNTY OF

Personally appeared before me, _____, a Notary Public of said County and State, _____, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ___he___ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of March, 2004.

_____
Notary Public

My Commission Expires _____ day of _____, 20___.

INDIVIDUAL

STATE OF TENNESSEE,
COUNTY OF SHELBY.

Personally appeared before me, _____, a Notary Public of said County and State, _____, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ___he___ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of March, 2004.

_____
Notary Public

My Commission Expires _____ day of _____, 20___.

ATTORNEY IN FACT

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

On this 12 day of MARCH, 2004, before me personally appeared ROBERTA SULIAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NORMAN MCLEAN, acknowledged that S he___ executed the same as the free act and deed of said NORMAN MCLEAN.

Witness my hand, at office, this 12 day of MARCH, 2004.

_____
Notary Public

My Commission Expires 30 day of JULY, 2006.

PARTNERSHIP

STATE OF TENNESSEE,
COUNTY OF SHELBY.

Before me, _____, a Notary Public of said State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be a partner of _____, the within named bargainor, a partnership, and that ___he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself (or herself) as partner.

Witness my hand and seal, this _____ day of _____, 2004.

_____
Notary Public

My Commission Expires _____ day of _____, 20___.

JOSHUA R. HOPKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

File Number: 20040304/JRH
Parcel Number: 033-08-0-039.00

Property address 103 Marita Avenue, Goodlettsville, TN 37072

Mail tax bills to: (Person or Agency responsible for payment of taxes)
Suite Mtg LLC
7475 S. Quebec St.
Englewood CO 80112

This instrument prepared by:

Fearnley & Califf, PLLC
211 Donelson Pike, Suite 113
Nashville, TN 37214

(FOR RECORDING DATA ONLY)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 125,300.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Diana M. Arrington
Affiant

Subscribed and sworn to before me this 12th day of March, 2004.

Robert M. Loffi
Notary Public

My Commission Expires: 9-25-04

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Return to:

Property Owner's Name and Address
Diana M. Arrington

103 Marita Avenue
Goodlettsville, TN 37072