PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 04/02/04 12:58 2pgs
Fees:13.00 Taxes:962.00
20040402-0037395

W & I Ref:(_____) Title No: 45432
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Katherine W. Dean Cheri P. Turner 5207 Nevada Ave. Nashville, Tennessee 37209	SAME

TAX MAP-PARCEL NUMBERS: 146-06-027

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$260,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Harrison McClary**, unmarried hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Katherine W. Dean,** unmarried, and **Cheri P. Turner**, unmarried, as tenants in common, with rights of survivorship hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Fieldcrest Estates of record in book 2331, page 124 Register's Office for said County.

Said Lot No. 19 fronts 172.6 feet on the easterly margin of Brentview Drive and extends back 313.19 feet on the northerly line(s) and 360.3 feet on the southerly line to a dead line in the rear, measuring 112 feet thereon.

Being the same property conveyed to William Harrison McClary by Quitclaim deed from William Harrison McClary and wife, Stephanie Leigh McClary of record in Book 11233, page 151, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331 Page 124, said Register's Office, which Plan shows a 75 foot minimum building setback line from Brentview Dr. and a 10 foot easement for public utility purposes along the rear and northerly side line(s) of said lot. And easement for temporary turnaround along the northerly portion of the westerly front line.

This is improved property, known as: 840 Brentview Drive, Nashville, Tennessee 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of March, 2004.

William Harrison McClary

State of TENNESSEE

County of DAVIDSON

On this 30th day of March, 2004, before me the undersigned authority, personally appeared William Harrison McClary , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. VEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires:

Notary

My Commission Expires JULY 21, 2007

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

Sworn and subscribed before me this the 30th day of March, 2004

LEIA F. SCHMEISSER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 7/7/2004