# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/02/04 13:27 2pgs
Fees:13.00 Taxes:7622.00
20040402-0037404

State of Tennessee )
County of Davidson )

G#2443-2

The actual consideration or value, whichever is greater, for this transfer is **$2,060,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of March, 2004.

Notary Public

My commission expires: 3/25/06

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **BRIAN CARR**<br>**CAROL H. CARR** | **"NEW OWNERS"** | **Map 116-07-0, Parcel 077.00** |
| **4302 Lillywood Road** | | |
| **Nashville, TN 37205** | | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**McCLURE REAL ESTATE, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**BRIAN CARR and CAROL H. CARR, husband and wife**

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:

**LAND in Davidson County, Tennessee, being the easterly part of Lot No. 16 and the easterly part of the southerly part of Lot No. 14 and the westerly part of Lot No. 15 and the westerly part of the southerly part of Lot No. 13 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, Pages 102 and 103, Register's Office for Davidson County, Tennessee, and being shown as Lot No. 3 on the Map of a Resubdivision of said lots and other lots, not of record, and described according to a copy of a survey thereof made by Harvey Gee, Surveyor, November 12, 1949, as follows:**

**BEGINNING at a point in the northerly margin of Lillywood Road, formerly Third Street, 545 feet East of the easterly margin of Lynwood Boulevard; thence, northerly, parallel to the margin of Lynwood Boulevard, 300 feet to a point; thence, easterly, parallel to the margin of Lillywood Road, 160.5 feet to a point; thence, southerly parallel to Lynwood Boulevard, 300 feet to the northerly margin of Lillywood Road; thence, with the margin of the same, westerly 160.5 feet to the point of BEGINNING.**

**BEING the same property conveyed to Brian (sic) McClure, by Warranty Deed dated July 7, 2003, from Henry Sender and wife, Katherine Wei Sender, of record in Instrument No. 20030707-0093136, Register's Office for Davidson County, Tennessee. And further being the same property conveyed to McClure Real Estate, LLC, a Tennessee limited liability company, by Quitclaim Deed from Bryan McClure, Jr., and wife, Anne W. McClure, of record in Instrument No. 20040402-0037403, said Register's Office.**

**THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.**

This is improved (__XX__) Unimproved (____) property, known as **4302 Lillywood Road, Nashville, TN 37205**

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 my/our hand(s) this 31st day of March, 2004.

**RECORDERS MEMO**
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

**McCLURE REAL ESTATE, LLC**

By: Bryan McClure / Chief Manager

**BRYAN McCLURE, JR., Chief Manager**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **BRYAN McCLURE, JR.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Chief Manager** of **McCLURE REAL ESTATE, LLC,** the within-named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **BRYAN McCLURE, JR.,** as **Chief Manager.**

Witness my hand, at office at Nashville, Tennessee, this **31st** day of **March, 2004.**

**Notary Public**

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

**My Commission Expires:** 4/16/05