Davidson County DEEDWARR
Recvd: 05/13/04 12:10 2pgs
Fees:13.00 Taxes:425.50

20040513-0055967

WARRANTY DEED

ET-04-5140

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES: 09-16-07
(AFFIX SEAL)

BEVERLY J. HEATH NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Nathan McClanahan and wife, Kelli Elizabeth McClanahan	ABN AMRO Mortgage Group, Inc.	
(NAME)	(NAME)	
3911 Ivy Drive	2600 W. Big Beaver Rd.	073-01-0-189.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	Troy, MI 48084	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT GLENN HEATH, A WIDOWER, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES NATHAN MCCLANAHAN AND WIFE, KELLI ELIZABETH MCCLANAHAN, hereinafter called the Grantees, their heirs and assigns, that 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. 63 on the Plan of Moss Rose Heights, of record in Book 1835, page 103, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 63 fronts on the westerly side of Ivy Drive and runs back 316.93 feet on the northerly line and 334.1 feet on the southerly line to a dead line measuring 77.91 feet thereon.

Being the same property conveyed to Robert Glenn Heath et ux Martha Heath by Warranty Deed from Joseph L. Williams et ux Elizabeth Long Williams, executed on April 22, 1971, of record in Book 4496, page 330, Register's Office of Davidson County, Tennessee.

The said Martha Heath having predeceased Robert Glenn Heath, leaving him the surviving tenant by the entirety.

Robert Glen Heath Jr and John C. Heath join in this conveyance to convey any and all rights they may have in this property as they are the only heirs of Martha Heath.

Subject to restrictions as of record in Book 1905, Page 112 and amended in Book 1916, Page 394, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record, if any.

Robert Glenn Heath, Robert Glen Heath, and Robert Heath are one and the same person.

unimproved ( )
This is improved (X) property, known as 3911 Ivy Drive, Nashville, Tennessee 37216
(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 my/our hand(s) this 7th day of May, 2004.

Robert Heath

Robert Glen Heath Jr.

John C. Heath

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Robert Heath*, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of May, 2004.

* Robert Glen Heath, Jr. and John C. Heath

My Commission Expires: 04-16-07

Beverly J. Heatherly
Notary Public

BEVERLY J. HEATHERLY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said 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, 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 _____.

Witness my hand and official seal at office at _____ on this the 7th day of May, 2004.

My Commission Expires _____

_____
Notary Public

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW