File #200450205

Return to:
LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,000.00.

Laura Marie McClain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brad A. McClain and wife, Laura Marie McClain	Bank of America	Map: 128-14-175
(NAME) 7961 Stallion Drive	(NAME) P. O. Box 9000	
(ADDRESS) Nashville TN 37221	(ADDRESS) Getzville, NY 14068-9000	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, **MARCELLA V. SWIGGETT, TRUSTEE, ANN LAREE CUMMINGS, TRUSTEE, each as Co-Trustees of the Revocable Inter Vivos Trust of Marcella V. Swiggett, with full power, and Ann L. Cummings, individually,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **BRAD A. MCCLAIN AND WIFE, LAURA MARIE MCCLAIN**, 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 all of Lot No. 56, on the Plan of Stacy Square, Section 2, as shown by plat appearing of record in Plat Book 4175, Page 30, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Marcella V. Swiggett and Ann Laree Cummings, Co-Trustees of the Revocable Inter Vivos Trust of Marcella V. Swiggett, with full power to mortgage, encumber, transfer and convey without joinder of Beneficiary and Ann L. Cummings each as to an undivided one-half interest as tenants in common, by Warranty Deed dated July 16, 1996 of record in Book 10124, Page 987, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 4265, Page 777, as amended in Book 4379, Page 833; all matters shown on plat of record in Plat Book 4175, Page 30; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 7961 Stallion Drive, Nashville, TN 37221
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs 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.

Davidson County DEEDWARR
Recvd: 05/28/04 10:17 2pgs
Fees:13.00 Taxes:514.30

20040528-0062958

Witness our hands this 27th day of May, 2004.

Marcella V. Swiggett

Marcella V. Swiggett, Trustee

Ann Laree Cummings

Ann Laree Cummings, Trustee

Ann L. Cummings

Ann L. Cummings

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Marcella V. Swiggett, Trustee and Ann Laree Cummings, Trustee, and Ann L. Cummings, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

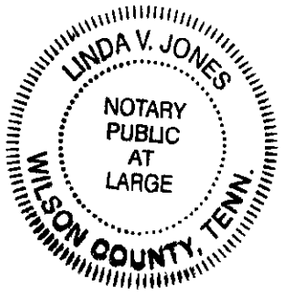
Witness my hand and official seal, this 27th day of May, 2004.

Linda V. Jones

Notary Public

My Commission Expires: 7-23-05

(SEAL)



Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076