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Davidson County DEEDWARR
Recvd: 06/04/04 14:55 2pgs
Fees:13.00 Taxes:4070.00
20040604-0066336

FROM: Maclin P. Davis, Jr. **PICK-UP**

TO: John W. McClellan and wife, Jo Ella McClellan

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
John W. and Jo Ella McClellan 1407 Chickering Road Nashville, Tennessee 37215	New Owner	Map 144-5 Parcel 3

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, PLLC, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of May, 2004.

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Comm. Expires: My Commission Expires: 2007

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, Maclin P. Davis, Jr., an unmarried person, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto John W. McClellan and wife, Jo Ella McClellan, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT 1: A certain tract or parcel of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described as follows:

Being Lot No. 9 on the unrecorded map of the property of Edwin Warner, being parts of the Belle Meade and Page Lands, described according to a copy of a survey thereof made in August 1935, by W. B. Southgate, Surveyor, as follows:

Beginning at a point in the northwesterly margin of the Chickering Road, formerly Belle Meade Pike, which point is 272 feet southwest of the southeast corner of the land conveyed to H. Frank Burkholder and wife, by deed for Edwin Warner and wife, of record in Book 1001, page 12, Register's Office for said County; thence north 40° west 350 feet to a point; thence south 51° 30' west 215 feet; thence south 39° 30' east 350 feet to the northwesterly margin of the Chickering Road, formerly Belle Meade Pike; thence with the margin of the same in a northeasterly direction 272 feet to the point of beginning.

TRACT 2: A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described according to a survey made by Z. J. Wilkerson, Surveyor, December 30, 1950, as follows:

Beginning at the northwest corner of the property conveyed to John H. Dubuisson by deed from Edwin Warner and wife, of record in Book 1040, page 624, said Register's Office; thence with Dubuisson's westerly line south 51° 30' west 215 feet to his southwest corner; thence north 40° west 218 feet; thence north 22° east 187 feet to the southwest corner of a 1.48 acre tract; thence with the southerly line of said tract south 49° 15' east 312.4 feet to the beginning.

Tracts 1 and 2 being the same property conveyed to Maclin P. Davis, Jr. and wife, Dorothy S. Davis by deed from Dorothy N. Dubuisson, of record in Book 5232, page 38, said Register's Office, the said Dorothy S. Davis having since died.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 2004 Metropolitan Government Taxes.

This is improved property located at 1407 Chickering Road, Nashville, Tennessee 37215.

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 he is lawfully seized 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; and GRANTOR does further covenant and bind himself, his 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.

WITNESS my hand this 26th day of May, 2004.

Maclin P. Davis, Jr.

Maclin P. Davis, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maclin P. Davis, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 26th day of May, 2004.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 7/21/07

JEANETTE L. RAMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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