Davidson County DEEDWARR
Recvd: 07/16/04 14:04 3pgs
Fees:18.00 Taxes:3885.00
20040716-0085310

Box 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,050,000.00.

Cherie A Robbins
Affiant

Subscribed and sworn to before me, this 15 day of July, 2004.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE TENN.
Notary Public State of Tennessee Expires JULY 21, 2007

Address New Owner As Follows:
Ivan Robbins and wife,
Cherie Robbins
3436 Hampton Avenue
Nashville, TN 37215

Send Tax Bills To:

SAME

Map-Parcel Number:
117-05-0-085.00
7DA 24125

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN WESLEY MCCLELLAN AND WIFE, JO ELLA MCCLELLAN**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **IVAN ROBBINS AND WIFE, CHERIE ROBBINS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being all that westerly one-half of Lots Nos. 3 and 4 on the unrecorded plan showing the subdivision of the south part of a 6.28 acre tract on the north side of Hampton Avenue, as shown on a copy of a survey made by W. B. Southgate, June 23, 1941, and being the westerly one-half of the property that was conveyed to DeWitt C. Thompson, Jr., and wife, of record in Book 1344, page 636, Register's Office for said County, described as follows:

Beginning at a point in the north margin of Hampton Avenue at the southeast corner of the property conveyed to Charles W. Rich by deed from Ira E. Parker and wife, of record in Book 1132, page 364, said Registe's Office; thence along the north margin of Hampton Avenue, easterly 100 feet to a point, which is 100 feet west of the westerly margin of the Hampton Tract; thence northerly 279 feet, more or less, to a point in a fence line; thence along said fence, South 85 deg. West 93 feet to a

point being said Rich's northeast corner; thence along Rich's east line, southerly 270 feet to the beginning.

Being the same property conveyed to John Wesley McClellan by deed from Gary L. Wilson and wife, Mary Beth Wilson, of record in Book 6062, page 970, Register's Office for said County; and further conveyed to John Wesley McClellan and wife, Jo Ella McClellan by deed from Stephen C. Baker, Trustee, of record in Book 8808, page 517, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4083, page 891, Register's Office for said County.

This is improved property known as 3436 Hampton Avenue, Nashville, TN 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 we 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 further covenant and bind ourselves, our 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 person whomsoever.

WITNESS my hand this 15th day of July, 2004.

John Wesley McClellan

Jo Ella McClellan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN WESLEY MCCLELLAN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of July, 2004.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JO ELLA MCCLELLAN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of July, 2004.

Notary Public

My Commission Expires: _____