Davidson County DEEDWARR
Recvd: 08/31/04 09:40 2pgs
Fees:13.00 Taxes:473.60

20040831-0105007

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Eva N. McClendon	SAME	Map 96-9
7021 West 95th Place		Parcel 37
Oaklawn, IL 60453		

This instrument prepared by: Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Clifford O. Balduf and wife, Lillian M. Balduf** (The "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Eva N. McClendon, unmarried**, (The "Grantee"), her heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 22, as shown on the map entitled Meadowview Acres, of record in Plat Book 2133, page(s) 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Clifford O. Balduf and wife, Lillian M. Balduf, from Carlos Trevino and wife, Yolanda M. Trevino, by deed of record in Book 11729, page 652, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Matters shown on the Plan of record in Book 2133, page(s) 50, said Register's Office.
3. Restrictive Covenants contained in instrument of record in Book 2144, page 517, said Register's Office.
4. Aviation Easement of record in Book 9353, page 309, said Register's Office.

This is improved property commonly known as 2706 Emery Drive, Nashville, Tennessee 37214.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $128,000.00.

Affiant

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

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

Notary Public

My Commission Expires:_____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 26th day of August, 2004.

Clifford O. Balduf
CLIFFORD O. BALDUF

Lillian M. Balduf
LILLIAN M. BALDUF

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared CLIFFORD O. BALDUF and LILLIAN M. BALDUF, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of August, 2004.

Joseph V. Ferrelli
Notary Public

My Commission Expires: _____

NOTARY PUBLIC JOSEPH V. FERRELLI DAVIDSON COUNTY, TENNESSEE LARGE EXPIRES 07/19/08