PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 09/21/04 14:05 2pgs
Fees:13.00 Taxes:4810.00
20040921-0113600

W & I Ref:( _____ ) Title No: 45905
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| James M. Weaver<br>Frances M. Weaver<br>212 Deer Park Circle<br>Nashville, Tennessee | Countrywide Home Loans<br>3011 Armory Drive<br>Suite 120<br>Nashville, Tennessee 37204 |

**TAX MAP-PARCEL NUMBERS:** 116-10-068

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$1,300,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dan L. McLaren and spouse, Virginia S. McLaren**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James M. Weaver and spouse, Frances M. Weaver** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the southerly part of Lot No. 19 on the Map of A.M. Bransford's Subdivision of Lots Nos. 29 to 34 inclusive, and 45 in the First Belle Meade Subdivision, as of record in book 421, Page 139, described as follows:

Beginning on the northerly margin of Deer Park Circle at the corner of Lots Nos. 18 and 19 on said Plan; thence northerly with the line between said two lots 196 ½ feet to a point halfway from said circle to Jackson Boulevard, Roger Smith and wife's southeast corner; thence with their southerly line, westerly 100 feet, more or less to the easterly margin of Deer Park Circle (sometimes called Private Drive); thence with said Circle in a southerly direction 130 feet to the southwest corner of said Lot No. 19, continuing with said Circle in a southeasterly direction 130 feet to the beginning.

Being the same property conveyed to Dan L. McLaren and wife, Virginia S. McLaren by deed from James R. Knight, Sr., and wife, Margaret C. Knight of record in Book 5951, Page 499 Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 421 Page 139, said Register's Office.

**This is improved property, known as: 212 Deer Park, Nashville, Tennessee**

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

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised 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.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 20th day of September, 2004.

Dan L. McLaren

Virginia S. McLaren

**State of** TENNESSEE
**County of** DAVIDSON

On this 20th day of September, 2004 , before me the undersigned authority, personally appeared Dan L. McLaren and Virginia S. McLaren , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

**State of** TENNESSEE
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $1,300,000.00

Affiant

Sworn and subscribed before me this the 20th day of September, 2004

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public