Davidson County DEEDWARR
Recvd: 10/27/04 11:19 2pgs
Fees:13.00 Taxes:222.00

20041027-0129195

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

| | | |
|---|---|---|
| The Ward Group, LLC | New Owner The Ward Group | Map 33-16 |
| 5543 Edmondson Pike, Suite 187 | 7124 N. LAKE DRIVE | Parcel 198 |
| Nashville, TN 37211 | BRENTWOOD, TN | |
| | 37027 | 12094 26b |

This instrument prepared by : Robert J. Notestine III, Attorney, 104 Woodmont Boulevard, Suite 115, 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, **Jerry L. McCloud** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **The Ward Group, LLC, a Tennessee limited liability company** (The "Grantee"), its successors and and assigns 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 No. 176-A, as shown on the map entitled Zone Lot Division of all lots of Phase I, Cedar Bluff Subdivision, of record in Plat Book 6250, pages 836 and 837, 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 Jerry L. McCloud by deed of record in Book 8402, page 430 and re-recorded in Instrument Number 20041014-0123852, 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 2005 and subsequent years.
2. Plan of record in Book 6250, page 836 and 837, said Register's Office.
3. Any effect of the deeds of record in Book 8225, page 115, and Book 8402, page 430, said Register's Office.

This is improved property commonly known as 212 Macfie Drive, Madison, TN 37115

**[STATE OF TENNESSEE]**
**[COUNTY OF DAVIDSON]**

**The actual consideration or value, whichever is greater for this transfer is $60,000.00.**

Howard Richardson
**Affiant**

**Subscribed and sworn to before me this 19th day of October, 2004.**

BARBARA KEMPF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

**Notary Public**

**My Commission Expires:** 9/22/07

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, its successors and assigns, forever.

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

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 19th day of October, 2004.

Jerry L. McCloud

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

On this 19th day of October, 2004, before me personally appeared the undersigned, a Notary Public in and for said County and State, the within named Jerry L. McCloud, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of October, 2004.

BARBARA KEMP NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07