Davidson County DEEDWARR
Recvd: 10/29/04 15:42 2pgs
Fees:13.00 Taxes:1110.00
20041029-0130292

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of October, 2004.

Notary Public

My Commission Expires: 11/24/2007

SHARON M. GARNER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Michael Taylor and Emily Taylor
903 Pasadena Drive
Nashville, Tennessee 37204

SEND TAX BILLS TO:
new owner

MAP-PARCEL NUMBERS:
132-09-0-074.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ryan McClary and wife, Shelley C. McClary** hereinafter referred to as Grantors, hereby transfers and conveys to **Michael Taylor and Emily Taylor** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Subdivision of Certain Lots in Oakhill Subdivision No. 1 as of record in Plat Book 547, page 52, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ryan McClary, unmarried, by Warranty Deed from Thelma J. McHugh, unmarried, of record in Instrument No. 20000114-0004914, Register's Office for Davidson County, Tennessee, dated January 5, 2000. Property was further conveyed to Ryan McClary and wife, Shelley C. McClary by Quitclaim Deed from George E. Mudter, Jr. Trustee, of record in Instrument No. 20020207-0017023, Register's Office for Davidson County, Tennessee, dated February 1, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 547, Page 52, Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewer and/or Storm Drainage and Water Mains of record in Book 6219, Page 972, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 903 Pasadena Drive, Nashville, Tennessee 37204.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, 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 15th day of October, 2004.

Ryan McClary

Shelley C. McClary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ryan McClary and wife, and Shelley C. McClary, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of October, 2004.

Notary Public

My Commission Expires: 11.22.05

D. R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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