Dav. Co. File Box 14-A
jtc file no. 17508-3

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$195,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of November, 2004.

Notary Public

My commission expires: 4/10/05

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/16/04 13:08 2pgs
Fees:13.00 Taxes:721.50
20041116-0137517

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Charles McClendon	**NEW OWNER**	**Map 131-06-0-C, Parcel 042co**
1309 Harding Place		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Dene Hofheinz Anton, Trustee, for the The Dene Hofheinz Anton and Revocable Living Trust Agreement dated September 16, 1997.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles McClendon

HEREINAFTER CALLED THE 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. 80 on the Plan of Burton Hills Estates, a Planned Unit Development, Tract 9, of record in Book 6250, Page 596, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Dene Hofheinz, as and for her sale and separate Estate, by Deed from E. Ron Calahan and wife, Dianne R. Calahan and James Henry Wilhoite and wife, Anna J. Wilhoite, of record in Book 8730, Page 593, Register's Office for Davidson County, Tennessee. Dene Hofheinz having since married, is now known as Dene Hofheinz Anton. Said property was further conveyed to Dene Hofheinz Anton, Trustee of The Dene Hofheinz Anton Revocable Living Trust Agreement, dated September 16, 1997, by Quitclaim Deed from Dene Hofheinz Anton, of record in Book 10614, Page 53, said Register's Office.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Burton Hills Estates, of record in Book 6644, Page 23, and as amended in book 6917, Page 730 and Instrument No. 20040712-0082567, said Register's Office; Declaration of Restrictions of record in Book 6326, Page 588; said Register's Office; Declaration of Covenants, Conditions and Restrictions of Burton Hills, of record in Book 6517, Page 522, and amended in Book 6691, Page 593, Book 6778, Page 532, Book 6778, Page 536, Book 6911, Page 120, Book 7046, Page 520, Book 7076, Page 691 and Book 7146, Page 188, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is Improved (____) Unimproved (_X__) property, known as: **22 Compton Trace, 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 do 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 we do further convenant and bind ourselves, our 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/our hand(s) this **15th** day of **November, 2004.**

Dene Hofheinz Anton, Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Dene Hofheinz Anton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the The Dene Hofheinz Anton Revocable Living Trust, dated September 16, 1997, within named bargainor, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by herself as such Trustee.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **November, 2004.**

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 4/10/05