Box 318 CL

PREPARED BY (AND RETURN TO):

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W & I Ref:(_____) Title No: 46063
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/30/04 15:56 2 pgs
Fees:13.00 Taxes:1427.09
20041230-0155006

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Katharine J. Benson John G. McClelland 549 Harpeth Trace Drive Nashville, Tennessee 37221	SAME

TAX MAP-PARCEL NUMBERS: 143-02-A-054

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $385,700.00 , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned**Ann P. Kaiser, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **John G. McClelland, unmarried, as to an undivided 45% interest and Katharine J. Benson, unmarried, as to an undivided 55% interest, as tenants in common**, 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 Lot No. 54 on the Plan of Phase Three, Harpeth Trace Estates, of record in Book 5200, page 751, 752 and 753, Register's Office for said County.

Said Lot No. 54 fronts 28.51 feet on the southwesterly margin of Harpeth Trace Drive and extends back 98.34 feet on the northerly line and 151.94 feet on the southeasterly line to a broken line in the rear, measuring 173.78 feet thereon.

Being the same property conveyed to Ann P. Kaiser by deed from Gerald Montmorency and wife, Patricia N. Montmorency of record in Book 8683, page 843, 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; The Plan, with Owner's Certificate, of record in Plat Book 5200, Pages 751, 752 and 753, said Register's Office, which Plan shows a 20 foot minimum building setback line from Harpeth Trace Drive, and a 20 foot easement for public utility and drainage purposes along the rear line(s). An 8 inch sewer line lying therein, 5 foot easements for public utility and drainage purposes along each side line of said lot, and a 10 foot sewer line easement along a portion of the broken rear line of said lot with an 8 inch sewer line and manhole lying therein. Overpass Construction Agreement of record in Book 5102, page 956, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 5120, page 208, Book 5380, page 357, Book 6274, page 148, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 549 Harpeth Trace Drive, Nashville, Tennessee 37221

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 29th day of December, 2004.

Ann P. Kaiser

State of TENNESSEE

County of DAVIDSON

On this 29th day of December, 2004 , before me the undersigned authority, personally appeared Ann P. Kaiser , 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.

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

My Commission Expires: 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 $385,700.00

Affiant

Sworn and subscribed before me this the 29th day of December, 2004

CHRISTINE L. HYLAND NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Notary Public

My Commission Expires: 8.2.05