WARRANTY DEED

BRENDA ANNE WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL) Sept 22, 2007

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest McClain	Ernest McClain	082-04-0-166
(NAME)	(NAME)	
741 Mayes Chapel Road	806 West Greenwood Avenue	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, Tennessee 37122	Nashville, TN 37206-3341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Estate Dorothy Maie Pate, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ernest McClainmarried, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 806 West Greenwood Avenue, Nashville, TN 37206-3341

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 covenant 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 hand this 22nd day of December, 2004.

Estate Dorothy Maie Pate

By:
Richard Manson, Administrator

Davidson County DEEDWARR
Recvd: 01/07/05 16:08 2 pgs
Fees:13.00 Taxes:37.00

20050107-0003123

EXHIBIT A

Land in Davidson County, Tennessee, being the Westerly 10 feet of Lot 57 and all of Lot 58 on the Map of Thornby Place, as of record in Book 332, Page 3, Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete description.

Being the same property conveyed to Dorothy Maie Pate by deed from Homer McEwen and wife, Ella Mai McEwen, executed 1/11/55 and filed for record 1/25/55 in Book 2340, page 326, Register's Office for Davidson County, Tennessee. The said Dorothy M Pate having since died with an estate opened in the Probate court of Davidson County, Tennessee in docket number 04P-1434. Said property in vested in the heirs at law of Dorothy M Pate and the probate court has ordered that the Administrator Richard Manson have the power of sale.