File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (gj) Title No: 45885

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/12/05 13:34 2 pg
Fees:13.00 Taxes:521.33

20050112-0004605

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael McClain Charity McClain 5136 Brookstone Court Antioch, TN 37013	same

TAX MAP-PARCEL NUMBERS: 176-05-B-191

WARRANTY DEED

140,900.00 M

FOR AND IN CONSIDERATION of the sum of ~~139,000~~, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Walter Maurice Wilkerson Jr., and spouse, Sarah E.** Wilkerson, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Michael McClain and spouse, Charity McClain 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. 28 on the Plan of Hickory Woods Estates, Section C, Phase II of record in Book 9700, page 952, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Walter M. Wilkerson, Jr. and Sarah E. Wilkerson by deed from Stonemark Homes, LLC of record in Doc. No. 20030408-0046283 and re-recorded in Doc. No. 20040116-0006721, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, Page 952, said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 9678, page 187, Book 11180, page 802, Document No. 20001207-0120450, Document No. 20010614-0062709, Document No. 20010614-0062710, Document No. 20011015-0111957 and Document No. 20031010-0150800, 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: 5136 Brookstone Court, Antioch, Tennessee 37013

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 30 day of November, 2004.

Walter Maurice Wilkerson Jr..

Sarah E. Wilkerson

State of Ohio
County of Franklin

On this 30th day of NOV., 2004, before me the undersigned authority, personally appeared **Walter Maurice Wilkerson Jr., and Sarah E. Wilkerson**, 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.

My Commission Expires: 08.06.08

Crystal A. Dippel
CRYSTAL A. DIPPEL
Notary Public
in and for the State of Ohio
My Commission Expires
08-06-2008

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: 140,900.00.

Michael W
Affiant

Sworn and subscribed before me this 30th day of December 2004

My Commission Expires:

Notary Public

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

My Commission Expires JULY 21, 2007

Wildoc: Deed Wp—12/92