Box 64 Record 18

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/12/05 14:56 2 pgs
Fees:13.00 Taxes:370.00

20050112-0004645

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$100,000.00.**

Affiant

Subscribed and sworn to before me this 12 day of January 2005

Notary Public
My Commission expires: 2-26

ANDREW H. MALONE NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Larry T. McClellan	JPMorgan Chase Bank, N. A.	075-13-0-145.00
318 Bonnaridge Drive	1901 Roxborough Road, Suite 406	
Hermitage, TN 37076	Charlotte, NC 28211	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **George L. McClellan, Trustee, and his successors in trust, of THE GEORGE L. MCCLELLAN REVOCABLE LIVING TRUST, its successors and assigns, and Virginia L. McClellan, Trustee, and her successors in trust of THE VIRGINIA L. MCCLELLAN REVOCABLE LIVING TRUST its successors and assigns, for the benefit of George L. McClellan and Virginia L. McClellan, tenants in common,**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Larry T. McClellan, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 35 on the Map of Hermitage Hills Subdivision, of record in Book 2900, page 49, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 35 fronts 82.27 feet on the southwesterly margin of Bonnaridge Drive and extends back 159.0 feet on the northwesterly line and 163.7 feet on the southeasterly line, to a dead line, measuring 72.0 feet thereon.

Being the same property conveyed to George Lawrence McClellan and wife, Virginia L. McClellan, by deed from A. H. Johnson and wife, Malvin Johnson, on June 13, 1960, of record in Book 3075, page 487, Register's Office for Davidson County, Tennessee. Further conveyed to George L. McClellan, Trustee, and his successors in trust, of THE GEORGE L. MCCLELLAN REVOCABLE LIVING TRUST, its successors and assigns, and Virginia L. McClellan, Trustee, and her successors in trust of THE VIRGINIA L. MCCLELLAN REVOCABLE LIVING TRUST, its successors and assigns, for the benefit of George L. McClellan and Virginia L. McClellan, tenants in common, by Quitclaim Deed from George L. McClellan and wife, Virginia L. McClellan, on February 12, 2002, of record in Instrument Number 20020314-0032398, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 2900, page 49, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3864, page 441, Book 4140, page 232, Book 4820, page 611, Book 4960, page 506, Book 4969, page 667, and Book 6142, page 458, Register's Office for Davidson County, Tennessee.

This is improved property known as: **318 Bonnaridge Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 7, 2005.

The George L. McClellan
Revocable Living Trust

BY: George L. McClellan
George L. McClellan, Trustee

The Virginia L. McClellan
Revocable Living Trust

BY: Virginia L. McClellan
Virginia L. McClellan, Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

On this 7th day of January, 2005, before me, appeared George L. McClellan, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Trustee of The GEORGE L. McCLELLAN REVOCABLE LIVING TRUST and that the seal affixed to said instrument is the corporate seal of said trust and that said instrument was signed and sealed in behalf of said trust by authority of its Trustees and said George L. McClellan, acknowledged said instrument to be the free act and deed of said trust.

WITNESS my hand and seal at office the day and year above written.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires:

8/22/07

STATE OF TENNESSEE

COUNTY OF Davidson

On this 7th day of January, 2005, before me, appeared Virginia L. McClellan, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Trustee of The VIRGINIA L. McCLELLAN REVOCABLE LIVING TRUST and that the seal affixed to said instrument is the corporate seal of said trust and that said instrument was signed and sealed in behalf of said trust by authority of its Trustees and said Virginia L. McClellan, acknowledged said instrument to be the free act and deed of said trust.

WITNESS my hand and seal at office the day and year above written.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires:

2/20/08