Davidson County DEEDWARR
Recvd: 03/04/05 15:04 2 pgs
Fees:13.00 Taxes:986.05

20050304-0024376

Warranty Deed

Old Republic Title: Owner's Title Number: SV 4142609

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Bradley D. McClanahan and wife Ashlynn G. McClanahan	**NEW OWNERS AT SAME ADDRESS**	Map: 132-05-0
4304 Lealand Lane		Parcel: 090.00
Nashville, TN 37204		16DA-16176

For and in Consideration of the sum of $ **266,500.00** cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

Howard B. Hayes, Trustee and **Ruth Randolph, Trustee**, who may act together to mortgage, sell, encumber, restrict, and/or convey in any manner whatsoever, with the requirement of the joinder of any trustor and/or beneficiary of said Trust hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Bradley D. McClanahan and wife, Ashlynn G. McClanahan

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 13** on the plan of **Glendale Park, Section 2**, as of record at **Plat Book 1130, page 61**, in the Register's Office for said County, and to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number **20041210-0147503**, in said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit: The plan of record at Plat BOok 1130, page 61 said Register's Office.

This is IMPROVED property known as: 4304 Lealand Lane, Nashville, TN 37204
{unimproved / improved}

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 on this 25th day of FEBRUARY, 2005

Howard B. Hayes, Trustee

Ruth Randolph, Trustee

STATE OF TENNESSEE:
COUNTY OF DAVIDSON :

The actual value or consideration, whichever is greater, for this transfer is $ 266,500.00.

Bradley D. McClanahan, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON 03-03-2005.

My Commission Expires: 09-22-2007

MARBUT GLENN GASTON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public : Marbut Glenn Gaston, Jr.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Howard B. Hayes, Trustee and Ruth Randolph, Trustee

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on February 25, 2005.

My Commission Expires: 09-22-2007

MARBUT GLENN GASTON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public : Marbut Glenn Gaston, Jr.

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Road, Nashville, TN 37215 ... (615) 385-2804 ... TN Supreme Court# 003143