| Name and Address of New Owner: | Send Tax Bills To: | Prepared by: |
|---|---|---|
| David R. Emery<br>3310 West End Ave.<br>Nashville TN ~~37205~~ 37023 | Same | David W. McMackin<br>104 East Park Dr., Ste.104<br>Brentwood, TN 37027 |

STATE OF TENNESSEE
COUNTY OF Davidson

Map & Parcel No.
130-9-71

The actual consideration or value, whichever is greater for this transfer is $389,000.00

David R Emery
Affiant

Subscribed and sworn to before me on 03/10/05.

Ruth Anne Caruthers
Notary Public

My Commission Expires: 09/17/06

RUTH ANNE CARUTHERS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 03/16/05 14:17 3 pg
Fees:18.00 Taxes:1439.30
20050316-0029042

**WARRANTY DEED**
**WITH EXECUTRIX QUITCLAIM**

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantors paid by the Grantees named herein, the receipt of which is hereby acknowledged, Donald Theodore Pearson, Sam Smiseth Pearson and Jeanah P. McClure, sole heirs-at-law and devisees under the Last Will and Testament of Donald E. Pearson, deceased, (herein called "Grantors"), have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto David R. Emery, a married person, (herein called "Grantees"), the real property situated in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 5 on the Plat of Warner Court, Section II, as shown on the plan of record in Book 2330, page 124, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donald E. Pearson and wife, Gwen S. Pearson, by Warranty Deed from John W. Donahey, Jr., and wife, Mary N. Donahey, of record in Book 4733, page 339, said Register's Office. The said Gwen S. Pearson having predeceased Donald E. Pearson. The said Donald E. Pearson having since died, leaving a Last Will and Testament of record as Instrument No. 5647/1548744 under Docket No. 04P-1067, Seventh Circuit Court, Probate Division for said County.

The above legal description is identical to the legal description in the previous deed of record.

This property was inherited by the Grantors herein and not the principal residence of any Grantor or their respective spouses.

This is improved property located at 112 Clydelan, Nashville, TN 37205.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

**GRANTORS further covenant** and bind themselves and their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons.

I, Jeanah P. McClure, executrix of the Donald E. Pearson Estate, hereby remise, release and QUITCLAIM unto the Grantees, their heirs and assigns, all of my right, title and interest in and to the said real estate.

**WITNESS** my hand on 03/10/05.

Estate of Donald E. Pearson

By: Jeanah P. McClure
Jeanah P. McClure, Executrix

Donald Theodore Pearson
Donald Theodore Pearson

Sam Smiseth Pearson
Sam Smiseth Pearson

Jeanah P. McClure
Jeanah P. McClure

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Donald Theodore Pearson, Sam Smiseth Pearson, and Jeanah P. McClure, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 10th day of March, 2005.

D. W. McMackin
Notary Public

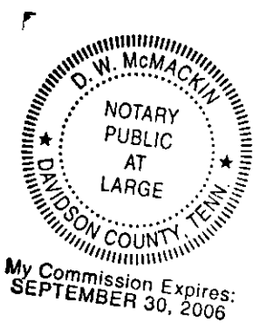
My Commission Expires:

D. W. McMACKIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires: SEPTEMBER 30, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Jeanah P. McClure, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be the Executrix of the Donald E. Pearson Estate, and that she as such Executrix, executed the foregoing instrument for the purpose therein contained, by signing the name of the Donald E. Pearson Estate by herself as such Executrix.

Witness my hand and official seal at Brentwood, Tennessee, this 10th day of March, 2005.




NOTARY PUBLIC

My Commission Expires: