Davidson County DEEDWARR
Recvd: 03/28/05 14:14 2 pgs
Fees:13.00 Taxes:795.50
20050328-0032848

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
Suite 403, The Customs House
701 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER:
James T. McLean d/b/a
McLean Construction Co.
3161 Hamilton Church Road
Antioch, Tennessee 37013

SEND TAX BILL:
To Owner

MORTGAGEE:
Union Planters Bank, N.A.
4th & Union
Nashville, TN 37219

MAP AND PARCEL:
MAP 150-0
GROUP
PARCEL 119.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,I, Harold L. Harden, a widower, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto James T. McLean b/d/a McLean Construction Co., hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A tract of land in the 2nd, formerly 3rd, Civil District of Davidson County, Tennessee, being part of Lot No. 5 in the Subdivision of the Land of Thomas J. Miller, deceased, as partitioned among his heirs-at-law; of record in Book 115, page 324, Register's Office for said County, being Lot No. 3 on the Plan of the Pope Farm, not of record, described according to a survey made by George W. Watkins, Surveyor, February 28, 1951, as follows:
>
> Beginning in the center of Hamilton Church Road 640 feet west of the northwest corner of the property conveyed to W. C. Mason and wife, by deed from Hallie H. Coffey, of record in Book 1975, page 418, said Register's Office, being the corner of Lots Nos. 3 and 4; thence with the line between said two lots southwardly 820 feet to the northerly line of Lot No. 2; thence with same North 85° West 320 feet to a stake; thence North 5° 30' East 820 feet to the center of Hamilton Church Road; thence with the center of same eastwardly 320 feet to the beginning, containing 6 acres, more or less.
>
> BEING the same property conveyed to Harold L. Harden, and wife, Marguerite P. Harden by deed from Hallie H. Coffey, a widow, as of record in Book 2017, page 156, Register's Office for Davidson County, Tennessee. THe said Marguerite P. Harden having since died, the property is owned by the surviving spouse as a matter of law.

This is improved property known as 3161 Hamilton Church Road, Antioch, TN 37013.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James T. McLean d/b/a McLean Construction Co., his heirs and assigns, forever; and I, Harold L. Harden, a widower, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 28th day of March, 2005.

Harold L. Harden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Harold L. Harden, a widower, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of March, 2005.

Veronica E. Haley
NOTARY PUBLIC

My Commission Expires: 7-9-06

VERONICA E. HALEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $215,000.00.

AFFIANT

Subscribed and sworn to before me
this 28th day of March, 2005.

Veronica E. Haley
NOTARY PUBLIC

My Commission Expires: 7-9-06

VERONICA E. HALEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.