This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Ernest McClain & Marcella McClain P.O. Box 435 Mt. Juliet, TN 37122	same	081-15-0-413.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jean Ellen Robinson and Karl Webster Barnes**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Ernest McClain and wife, Marcella McClain**, hereinafter called the Grantees, their successors 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. 20 and the westerly five feet of Lot No. 21 in the Bransford Realty Company's Subdivision of Lot Nos. 1 and 3 of record in Plat Book 332, page 166, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Jean Ellen Robinson and Karl Webster Barnes, heirs of Carrie Lena Webster, widow of Frank L. Webster, both now deceased, by Affidavit of Heirship executed by Jean W. E. Robinson (Jean Ellen Robinson) and Karl Webster Barnes, dated April 1, 1985, of record in Book 6546, page 678, Register's Office for Davidson County, Tennessee.
>
> Subject property is not the principal residence of Grantors.

Subject to the following restrictions and conditions:

1. 2005 property taxes are a lien, but not yet due and payable.
2. All matters on the Plan of record in Plat Book 332, page 166, said Register's Office.
3. Any and all visible easements on and across subject property.
4. Subject to any and all building and zoning regulations of City, County and State

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 successors and assigns, forever;

AND WE COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE FURTHER covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to the said land to the said

Davidson County DEEDWARR
Recvd: 04/06/05 13:57 3 pgs
Fees:18.00 Taxes:148.00
20050406-0037961

Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

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.

This improved property is known as: 1625 Heiman Street, Nashville, TN 37208.

WITNESS MY HAND on the date written below.

JEAN ELLEN ROBINSON

KARL WEBSTER BARNES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Jean Ellen Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Franklin, Tennessee, this 31st day of March, 2005.

NOTARY PUBLIC

My Commission Expires: 7-24-07

STATE OF GEORGIA
COUNTY OF Fulton

Personally appeared before me, the undersigned, Notary Public of said County and State, Karl Webster Barnes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Atlanta, Georgia, this 30th day of March, 2005.

NOTARY PUBLIC

My Commission Expires: March 14, 2006

16722.2005/ml
mcclain ernest.wd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $40,000.00.

Ernest McClain
AFFIANT

Sworn to and subscribed to me, the undersigned, this 31st day of March, 2005, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 7-24-07

16722.2005/ml
mcclain ernest.wd