This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 7473

ADDRESS NEW OWNER:
Mary Pace
570 Lockwood Drive
Nashville, Tennessee 37214

SEND TAX BILL TO:
Owner

Davidson County DEEDWARR
Recvd: 08/05/05 08:32 2 pgs
Fees:13.00 Taxes:379.99

20050805-0092146

MORTGAGEE:
New Century Mortgage
3354 Perimeter Hill Drive
Nashville, TN 37211

MAP **107.04**
GROUP
PARCEL **12.00**

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, **Gail J. Farley, Conservator for Emma Lee Jones McClanahan** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Mary Pace and Julia Pace, both unmarried persons**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in the 3rd Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 18 on the Plan of Larkwood Subdivision, of record in Plat Book 2900, page 144, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 18 fronts 75 feet on the westerly side of Lockwood Drive and extends back between parallel lines 184.87 feet to a dead line.

Being the same property conveyed to James O. McClanahan and wife, Emma J. McClanahan by deed from George Simmons and Wendell Cooper dated March 2, 1962, of record in Book 3344, Page 531, Register's Office for Davidson County, Tennessee. James O. McClanahan is deceased leaving Emma J. McClanahan as surviving tenant by the entirety. Emma Lee Jones McClanahan and Emma J. McClanahan are one and the same person. Reference is further made to order of the Wilson County Court Case #05P008 "In Re: Emma Lee Jones McClanahan" whereby the conservator has been ordered to sell the above described property.

This is improved property known as 570 Lockwood Drive, Nashville, Tennessee 37214. Possession is to be given on July 28, 2005.

THIS CONVEYANCE is made subject to all taxes, 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 GRANTEE, her heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 28th day of July, 2005.

Gail J. Farley Conservator

Gail J. Farley, Conservator for Emma Lee Jones McClanahan

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Gail J. Farley, Conservator, for Emma Lee Jones McClanahan**, the bargainors, 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 and official seal at office this 28th day of July, 2005.

NOTARY PUBLIC

IONE M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 11-27-06

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STATE OF TENNESSEE)
COUNTY OF ~~WILSON~~ Davidson)

The actual value or consideration, whichever is greater, for this transfer is $102,700.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 4/24/09

JEANINE SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

My Commission Expires FEB. 24, 2009