Davidson County DEEDWARR
Recvd: 09/22/05 12:43 1 pgs
Fees:13.00 Taxes:314.50
20050922-0113872

WARRANTY DEED

BW-20050205

STATE OF Tennessee

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,999.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF August, 2005.

(Affix Seal) Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN MY COMMISSION EXPIRES 5/23/2008

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY
118 Seaboard Lane, Suite 102
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Cynthia D. Neal		108-16-0 212.00
3247 Preist Woods Drive	Same	
Nashville, TN 37013		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, SARAH L. MCCLAIN (AKA, SARAH L. DUNN) AND HUSBAND SANDY MCCLAIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto CYNTHIA D. NEAL, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 38-B of Lakeview Hills Subdivision, Section II, as of record in Plat Book 5250, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sarah L. Dunn, a single person from Wendell L. Gabler and Charles L. Jacobs by Warranty Deed dated January 16, 1998 and recorded January 23, 1998 in Book 10773, page 941, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 3247 Preist Woods Drive, Nashville, Tennessee 37013.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs 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.

Witness my/our hand(s) this 10th day of August, 2005:

Sarah L. McClain (AKA, Sarah L. Dunn)

Sandy McClain

STATE OF Tennessee

COUNTY OF WILLIAMSON

Personally appeared before me, April G Nichols, a Notary Public in and for said County and State, the within named SARAH L. MCCLAIN AND HUSBAND SANDY MCCLAIN, the bargainor(s), 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 Williamson, Tennessee this 10th day of August, 2005.

April G Nichols
Notary Public
My Commission Expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN