BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Pamela J. Yates
Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2005.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA PEEK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

P-STM-05-2717

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Matthew E. McClure | Suntrust Mortgage | |
| 2717 North Highlands Dr. (ADDRESS) | (NAME) 201 Fourth Ave North, 7th Floor (ADDRESS) | 142-16-0-C-016.00 CO |
| Nashville, Tennessee 37221 (CITY) (STATE) (ZIP) | Nashville, TN 37219 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HARRY J. HESSIAN AND WIFE MARGARET LOUISE CAHILL HESSIAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW E. MCCLURE AND WIFE RENEE D. MCCLURE, 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:

Land in Davidson County, Tennessee, being Lot 16, as shown on the map entitled Final Plat of Devon Highlands, Phase I, a Planned Unit Development, of record in Plat Book 7900, page 428, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Harry J. Hessian and wife, Margaret Louise Cahill Hessian, by deed from Edward S. Kreisler and wife, linda S. Kreisler, of record in Book 10281, page 820, dated December 2, 1996, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Davidson County DEEDWARR
Recvd: 10/04/05 11:49 2 pgs
Fees:13.00 Taxes:980.50
20051004-0119181

unimproved ( )
This is improved (X) property, known as 2717 North Highlands Dr., Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 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(S), 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 30th day of September, 2005.

Harry J. Hessian by Charles W. Neighbors Atty in Fact
Harry J. Hessian

Margaret Louise Cahill Hessian by Charles W. Neighbors Atty-in-Fact
Margaret Louise Cahill Hessian

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charles W. Neighbors, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Harry J. Hessian and wife Margaret Louise Cahill Hessian and acknowledged that he/she executed the same as the free act and deed of the said Harry J. Hessian and wife Margaret Louise Cahill Hessian.

Witness my hand and official seal, this the 30th day of September, 2005.

Notary Public

My Commission Expires: 12/09/07

(SEAL)

LAURA PERRY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

**RETURN TO:**

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959