20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/22/05 14:39 3 pgs
Fees:18.00 Taxes:314.50

20051122-0141238

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November 2005

Notary Public

MY COMMISSION EXPIRES: 9/22/07 (AFFIX SEAL)

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew P. Cline (NAME)	SAME (NAME)	MAP 49-00
445 Meadowlark Lane (ADDRESS)	(ADDRESS)	PARCEL 295
LaVergne, TN 37086 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Charles Lee Larue, Jr. and Michael Dale Larue, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew P. Cline, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 13th Civil District of Davidson County, Tennessee, described as follows: BEGINNING at an iron pin in the southerly margin of Stevens Lane at the norwesterly corner of the property conveyed to Elizabeth M. Arrington by deed from Howard B. Moore and wife, of record in Book 3075, page 326, Register's Office for said County, and running thence along the southerly margin of Stevens Lane, North 84 deg. 41' West 76 feet to a point; thence southwardly 430 feet, more or less, to an iron pin at the northwesterly corner of the property conveyed to Kentucky-Tennessee Conference Association of Seventh Day Adventists by deed from R.B. Beal and wife, of record in Book 2904, page 39, said Register's Office, the said iron pin being also at the northeasterly corner of the property conveyed to Kentucky-Tennessee Conference Association of Seventh Day Adventists by deed from R.B. Beal and wife, of record in Book 2961, page 163, said Register's Office; thence along the northerely line of the first mentioned Adventists property of record in Book 2904, page 39, said Register's Office, north 80 deg. 15' east 125 feet to the southwesterly corner of the property conveyed to Leo Saad by deed from R.B. Beal and wife, of record in Book 2991, page 464, said Register's Office; thence along Saad's westerly line, north 13 deg. west 200 feet to an iron pin at Saad's northwesterly corner, being also the southwesterly corner of the said property conveyed to Elizabeth M. Arrington by deed of record in Book

CONTINUED

unimproved (X)
This is improved ( ) property, known as 3503 Stevens Lane, Nashville, TN 37218
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand s this 18th day of November, 2005

Charles Lee Larue Jr.

Charles Lee Larue, Jr.

Michael Dale Larue, Sr.

Michael Dale Larue, Sr.

LEGAL DESCRIPTION CONTINUATION

3075, page 326, said Register's Office; thence along Arrington's westerly line North 5 deg. 20' east 210.8 feet to the beginning.

Being the same property conveyed to Charles Lee Larue, Jr. and Michael Dale Larue, Sr. by Warranty Deed dated July 9, 2002, from Phillip Edward Arrington, married, of record by Instrument No. 20020711-0083708 in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Lee Larue, Jr. and Michael Dale Larue, Sr.

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 Goodlettsville, Tennessee, this 18th day of November 2005.

Commission expires 9/22/07

DANIEL L. CHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____.

_____
Notary Public