03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $295,000.00

Affiant

Subscribed and sworn to before me, this 27th day of January, 2006.

Notary Public
My commission expires: 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 02/02/06 15:12 2 pgs
Fees:13.00 Taxes:1091.50
20060202-0013295

03-0512-33292

Address of New Owner:	Send Tax Bills to:	Tax Information
Radu Pop 6212 Brownlee Drive Nashville TN 37205	New Owner	115-11-0-025

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert S. McClenaghan, Jr. and wife, Georgiana Post McClenaghan, (erroneously referenced as Georgiana Post McClenaghan, Jr. in prior deed), Trustees of the Robert S. McClenaghan and Georgiana Post McClenaghan Revocable Living Trust, and Robert McClenaghan, Jr. and Georgiana P. McClenaghan, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Radu Pop, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 309, on the Plan of West Meade Farms, Inc., Section "L", of record in Book 2133, Page 53, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Robert S. McClenaghan, Jr. and Georgiana Post McClenaghan, Revocable Living Trust by quitclaim deed from Robert S. McClenaghan, Jr. and his wife, Georgiana P. McClenaghan (quitclaim deed erroneously references conveyance of the property to a "Trust"; not to Trustees of the Trust and also erroneously references Georgiana Post McClenaghan as Georgiana Post McClenaghan, Jr.), dated 8-31-98 and of record in Book 11119, Page 404, Register's Office for Davidson County, Tennessee.

Georgiana Post McClenaghan and Georgiana P. McClenaghan are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6212 Brownlee Drive, Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 27th day of January, 2006.

Robert S. McClenaghan, Jr., Individually

Georgiana P. McClenaghan, Individually

Robert S. McClenaghan, Jr., Trustee of the Robert S. McClenaghan, Jr. and Georgiana Post McClenaghan Revocable Living Trust

Georgiana Post McClenaghan, Trustee of the Robert S. McClenaghan and Georgiana Post McClenaghan Revocable Living Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert S. McClenaghan, Jr. and Georgiana P. McClenaghan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 27th day of January, 2006.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

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 Robert S. McClenaghan, Jr., and Georgiana Post McClenaghan, Trustees of the Trustees of the Robert S. McClenaghan and Georgiana Post McClenaghan Revocable Living Trust, 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 and in the capacity thereof.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of January, 2006.

Diane K. Mann
State of Tennessee at Large

My commission expires: 02/22/09

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN