WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/21/06 15:23 2 pgs
Fees:13.00 Taxes:592.00

20060321-0032483

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: July 19, 2008.

(AFFIX SEAL)

JUSTIN TAYLOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 19, 2008

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALICIA M. HENRY	ACCESS NATIONAL MORTGAGE	**81-15-413**
(NAME)	(NAME)	
1625 HEIMAN STREET	1800 ROBERT FULTON DRIVE STE 350	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37208	RESTON, VA 20191	
(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, **ERNEST MCCLAIN AND WIFE, MARCELLA MCCLAIN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALICIA M. HENRY, a single person**, 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 DAVIDSON COUNTY, TENNESSEE, BEING LOTNO. 20 AND THE WESTERLY FIVE FEET OF LOT NO. 21 IN THE BRANSFORD REALTY COMPANY'S SUBDIVISION OF LOT NOS. 1 AND 3 OF RECORD IN PLAT BOOK 332, PAGE 166, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ERNEST MCCLAIN AND WIFE, MARCELLA MCCLAIN BY DEED FROM JEAN ELLEN ROBINSON AND KARL WEBSTER BARNES OF RECORD IN INSTRUMENT NO. 20050406-0037961 DATED MARCH 31, 2005 AND RECORDED APRIL 6, 2005, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **1625 HEIMAN STREET, NASHVILLE, TN 37208**

(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 hands** this **17th day of March, 2006.**

Ernest McClain
ERNEST MCCLAIN

Marcella McClain by Ernest McClain
MARCELLA MCCLAIN
By: Ernest McClain, Attorney-in-Fact
Attorney-in-Fact

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Ernest McClain**, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of **Marcella McClain** as Attorney-In-Fact, as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **17th day of March, 2006**.

Commission expires: **July 19, 2008**

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

JUSTIN TATUM Notary Public

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **Ernest McClain** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville,** Tennessee this **17th day of March, 2006.**

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008