WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/03/06 15:23 2 pgs
Fees:13.00 Taxes:638.25
20060403-0037785

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires Jan 25, 2009

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Donald L. Sexton	**Countrywide Home Loans Inc.**	**Map 147-1**
(NAME) **523 Elaine Dr.**	(NAME) **PO Box 961206**	**Parcel 72.00**
(ADDRESS) **Nashville, Tennessee 37211**	(ADDRESS) **Fort Worth, TX 76161**	
(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, **JAMES LAWRENCE MCCLURG AND WIFE, DIMPLE G. MCCLURG** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONALD L. SEXTON, 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 Davidson County, Tennessee, being Lot No. 84, Abbey Hall Subdivision, Section I, Elaine Drive, as of record in Book 2331, Page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 84 fronts 117 feet on the south side of Elaine Drive and runs back 190 feet on the west line and 190.9 feet on the east line to a dead line, measuring 117 feet thereon.

Being the same property conveyed to James Lawrence McClurg and wife, Dimple G. McClurg by Quitclaim deed from James Lawrence McClurg of record as Instrument No. 20020916-0112526, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 2331, page 18, said Register's Office; (c) Restrictive covenants and contained in Book 2345, page 514, as amended in Book 2393, page 627, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 523 Elaine Drive, Nashville, TN 37211

(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 31st day of March, 2006.

James Lawrence McClurg

Dimple G. McClurg

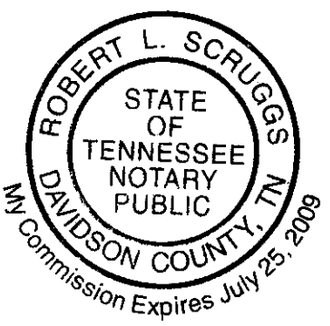
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, James Lawrence McClurg and Dimple G. McClurg the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of March, 2006.

Commission expires:



Robert L. Scruggs / Notary Public