Return to: Castleman Title
110 Glancy St., Ste. 112
Goodlettsville, TN 37072

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 04/06/06 13:31 2 pgs
Fees:13.00 Taxes:1128.50
20060406-0039780

W & I Ref:(_gj_) Title No: 46994
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ross A. Corder 5445 Hill Road Circle Nashville, Tennessee 37220	SAME

TAX MAP-PARCEL NUMBERS: 16008007700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$305,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Harrison McClary ,married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ross A. Corder , unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Brentview Meadows Section One of record in Book 3842, page 5, amended in Book 3926, page 101, Register's Office for said County.

Said Lot No. 4 fronts 165.0 feet on the westerly margin of Hill Road Circle and extends back 210.57 feet on the northerly line and 162.26 feet on the southerly line to a broken line in the rear, measuring 257.90 feet thereon.

Being the same property conveyed to William Harrison McClary by deed from T. Steven Perry and wife, Wendy A. Perry of record in Doc. No. 20031105-0162465, Register's Office for Davidson County, Tennessee.

Li Zhang spouse of William Harrison McClary joins in the conveyance for the sole purpose of conveying any and all marital rights in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3842 Page 5 and amended in Book 3926, page 101, said Register's Office, which Plan shows a 75 foot minimum building setback line from Hill Road Circle as amended to 40 foot and a 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot and a 2.5 x 25 foot utility anchor easement located on the northeasterly and southeasterly front corner of said lot and a Easement for the flow of Seven Mile Creek across the rear line of said lot.

This is improved property, known as: 5445 Hill Road Circle, Nashville, Tennessee 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of March, 2006.

William Harrison McClary

Li Zhang

State of TENNESSEE
County of DAVIDSON

On this 30th day of March, 2006 , before me the undersigned authority, personally appeared William Harrison McClary and Li Zhang, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $305,000.00

Affiant

Sworn and subscribed before me this the 30th day of March, 2006

Notary Public

My Commission Expires:

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE