Davidson County DEEDWARR
Recvd: 04/12/06 11:27 2 pgs
Fees:13.00 Taxes:2294.00
20060412-0042051

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Suite 350
Nashville, TN 37203

Our File Number: 23588N

MAP/GROUP/PARCEL: 117-05-0-044.00

NEW OWNER'S NAME AND ADDRESS:
MELISSA OSESEK & ALEXANDER CLINTON WADDEY
3605 SPERRY AVENUE
Nashville, TN 37215

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, JEFFREY LEE MCLAREN and CARRIE CREAMER MCLAREN, husband and wife, hereinafter called Grantors, does hereby transfer and convey unto, MELISSA OSESEK, a single woman and ALEXANDER CLINTON WADDEY, a single man, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 36, on the Plan of Henry Sperry Subdivision, as shown on plat of record in Plat Book 924, page 21, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property known as 3605 SPERRY AVENUE, Nashville, TN 37215.

BEING the same property conveyed to Grantor herein by deed of record in Instrument No. 20021105-0135875, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenants with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JEFFREY LEE MCLAREN

CARRIE CREAMER MCLAREN

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, JEFFREY LEE MCLAREN and CARRIE CREAMER MCLAREN, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 10th day of April, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $620,000.00.

AFFIANT

Sworn to and subscribed before me, this the 10th day of April, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY