Davidson County DEEDWARR
Recvd: 08/17/06 12:40 2 pgs
Fees:13.00 Taxes:795.50
20060817-0101616

BOX 10-A

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Amanda McClendon 1502 Riverside Dr. Old Hickory, TN 37138	AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244	Map 53-3 Parcel 429

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MARY W. BELCHER , a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto AMANDA McCLENDON, a single woman, hereinafter referred to as the "GRANTEE", her 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 part of Lots 3 & 4 on the Plan of E. I. Dupont de Nemours and Company's Subdivision, as of record in Plat Book 1424 page 131, Register's Office for Davidson County, Tennessee.

Said part of Lots Nos. 3 & 4 are described as follows: Beginning at a point on the Westerly margin of Riverside Road at the northeast corner of that part of Lot. No. 4 conveyed to Mack Allen Carter and wife by deed from Harold B. Richards and wife of record in Book 2291, Page 42, said Register's Office; thence with said Carter's northern boundary line Southwestwardly 145.3 feet, more or less, to the Northwest corner of Lot No. 5 on said plan; thence, Northwestwardly 63 feet; thence, Northeastwardly 157.7feet, more or less, to the Westerly margin of said Road, thence, with same Southwestwardly 98.6 feet to the beginning.

Being a part of the same property conveyed to Wilbur C. Belcher a/k/a Wilbur Clarence Belcher and wife Mary W. Belcher by deed of record in Book 8592, Page 613, Register's Office for Davidson County, Tennessee. And, the said Wilbur C. Belcher a/k/a Wilbur Clarence Belcher died on August 15, 1993, survived by his wife, Mary W. Belcher, who became vested with ownership and title to the said property in fee simple.

The current mailing address for the said property is 1502 Riverside Road, Old Hickory, TN 37138.

By her signature hereto, the said Mary W. Belcher represents and warrants that all debts and obligations owing by Wilbur C. Belcher a/k/a Wilbur Clarence Belcher during his lifetime or by reason of his death, have been fully paid and satisfied.

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, her heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2006, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to any and all matters as they may appear on the Plan of record in Book 1424, page 131, said Register's Office.

3. Subject to an easement for a right of way granted to Dupont Fiber Silk Co. of record in Book 626, Page 556, said Register's Office, if applicable.

4. Subject to an easement for right of way of telephone lines granted to Cumberland Telephone & Telegraph Co. of record in Book 662, page743, said Register's Office, if applicable.

And, I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and date last acknowledged below.

"GRANTOR"

Mary W. Belcher

MARY W. BELCHER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY W. BELCHER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 14th day of August, 2006.

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Mary W. Belcher

Affiant

Sworn to and subscribed before me, this the 14th day of August, 2006.

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009

NOTARY PUBLIC