THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 24852D

Davidson County DEEDWARR
Recvd: 09/26/06 08:44 2 pg
Fees:13.00 Taxes:506.90
20060926-0118817

MAP/GROUP/PARCEL:
026-07-0-174.00
NEW OWNER'S NAME AND ADDRESS:
JAMES W. MCCLELLAN III & JONQUIL J. MCCLELLAN
132 BUCKINGHAM COURT
GOODLETTSVILLE TN 37072

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, THERESA LYNN MOORE, hereinafter called Grantor, does hereby transfer and convey unto, JAMES W. MCCLELLAN III and JONQUIL J. MCCLELLAN, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 258 ON THE PLAN OF WINDSOR GREEN, PHASE II, SECTION II, OF RECORD IN PLAT BOOK 6900, PAGE 549, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

The subject property is improved property known as 132 BUCKINGHAM COURT, GOODLETTSVILLE, TN 37072.

BEING the same property conveyed to Grantor herein by deed of record in Book 10695, Page 572, 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. Grantor covenants with Grantees that she is 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.

GRANTOR further covenants and binds herself, her 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.

Theresa Lynn Moore
THERESA LYNN MOORE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, THERESA LYNN MOORE, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 31st day of July, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $137,000.00.

Dorsey D McClellan
AFFIANT

Sworn to and subscribed before me, this the 31st day of July, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY