Davidson County DEEDWARR
Recvd: 10/04/06 09:08 2 pg
Fees:13.00 Taxes:296.00

20061004-0122803

Box 5

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $80,000.00.

AFFIANT

Sworn to and subscribed before me this 2nd day of October, 2006.

NOTARY PUBLIC My commission expires: 11/14/09

J. WAYNE THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. NOV 14, 2009

Map & Parcel Nos. 44-11-34.00/44-07-5.00

Address of New Owner:
Ricky L. & Laurel N. McClintock
407 Jones Street
Old Hickory, TN 37138

Send Tax Notices To:
Same.

# WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, WILLIAM E. RYE, an unmarried person, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto RICKY L. McCLINTOCK and LAUREL N. McCLINTOCK, husband and wife, hereinafter referred to as Grantees, their heirs and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

Legal Description attached hereto as Exhibit "A" and made a part hereof.

**This is improved property, known as 113 Buffalo Street, Old Hickory, TN 37138.**

THIS CONVEYANCE IS SUBJECT TO easements and building setback lines of record at Book 1424, page 68, and Book 1424, page 101, in the Register's Office for Davidson County, Tennessee; and to the 2007 Davidson County property taxes, and those of future years, which are not yet due or payable.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to 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. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said WILLIAM E. RYE has hereunto set his signature, this 2nd day of October, 2006.

WILLIAM E RYE
**WILLIAM E. RYE**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM E. RYE, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 2nd day of October, 2006.

My commission expires: _____

NOTARY PUBLIC

**This Instrument Prepared By:**

J. Wayne Thomas, Attorney at Law
RELS/Real Estate Loan Services of Tennessee, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

J. WAYNE THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

**When Recorded Return to:**

RELS
1100 Kermit Drive, Suite 204
Nashville, TN 37217

Exhibit "A": Legal Description.
Willie E. Rye.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being two tracts as follows:

Tract No. 1:
Being Lot No. 136 on the Plan of Section A-1 and part of Section A, Village of Old Hickory, as of record in Book 1424, page 101, Register's Office for said County, being also shown on the Plan of Section A, Village of Old Hickory, as of record in Book 1424, page 68, Register's Office for said County.

SAID Lot No. 136 fronts 69.2 feet on the Northerly side of Buffalo Street and runs back 202.8 feet on the Easterly line and 205.5 feet on the Westerly line, to the Northerly line of said lot, measuring 10 feet thereon.

Tract No. 2:

Being Lot No. 136-A on the Plan of Section A-1, and Part of Section A, Village of Old Hickory, as of record in Book 1424, page 101, Register's Office for said County, and described as follows:

BEGINNING at a point at the Northwest corner o f Lot No. 136 above described and running thence North 0 degrees 54 minutes West 597.4 feet to a point; thence South 71 degrees 37 minutes East 104.6 feet to a point; thence South 52 degrees 25 minutes East 157.3 feet to the common corner of Lots 136-A and 135-A; thence with the line between said lots, South 33 degrees 40 minutes West 512.6 feet to a point; the Northeast corner of Lot No. 136 above described; thence with the line of same, Westwardly 10 feet to the point of beginning.

BEING the same property conveyed to Ronald R. Dunn, unmarried and Willie L. Rye, unmarried and William E. Rye, unmarried, as joint tenants with rights of survivorship by Warranty Deed from David B. Sheetz and Judith A. Winebrenner, both unmarried, Instrument #200008280084478, dated 08/17/00, recorded 08/28/00, in the Register's Office of Davidson County, Tennessee.

Ronald R. Dunn died on October 20, 2004, and Willie L. Rye, also known as Willie Lee Dunn, died on December 4, 2005, leaving William E. Rye as sole surviving tenant in common, pursuant to his right of survivorship.

W R