Davidson County DEEDWARR
Recvd: 10/06/06 16:25 2 pg
Fees:13.00 Taxes:5217.00

20061006-0124763

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027
(615) 371-0800 (BSL373.1652)

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Oran Aaronson and Shannon Snyder 22 Compton Trace Nashville, TN 37215	owner	131060C042.00CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 1,410,000.00 .

Affiant

ASHLEY N. ARNOLD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

January 27, 2007

Subscribed and sworn to before me this 6th day of October, 2006.

Notary Public

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FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CHARLES S. MCCLENDON, unmarried,** ("Grantor") by these presents does hereby transfer, sell and convey to ORAN AARONSON and SHANNON SNYDER, husband and wife, ("Grantees") their heirs and assigns, a certain tract or parcel of real property more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Burton Hills Estates, a Planned Unit Development, Tract 9, of record in Book 6250, page 596, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Charles McClendon by deed from Dene Hofheinz Anton, Trustee for The Dene Hofheinz Anton Revocable Living Trust Agreement, of record as Instrument No. 20041116-0137517, Register's Office for Davidson County, Tennessee.

This is improved property known as 22 Compton Trace, Nashville, TN, 37215.

This conveyance is subject to: Property Taxes for 2006 and subsequent years to the Davidson County Trustee, not yet due and payable to be pro-rated between the parties; all matters found on the plan of record at Book 6250, page 596, R.O.D.C.T.; all zoning and subdivision regulations of the appropriate governmental body along with easements of record and other easements and right of ways of public roads and utilities contained in instruments of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to ORAN AARONSON and SHANNON SNYDER, their heirs and assigns forever.

AND the Grantor does hereby covenant with ORAN AARONSON and SHANNON SNYDER that he is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind himself, his heirs and assigns to warrant and forever defend the title to the said real property to the said ORAN AARONSON and SHANNON SNYDER, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand as of this the 6 day of October, 2006.

GRANTOR:

Charles S. McClendon

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, Barbara S. Lamb, a Notary Public in and for said county and state, the within named Charles S. McClendon, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 6 day of October, 2006.

My Commission Expires:

July 26, 2009

BARBARA S. LAMB
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY, TN
My Commission Expires July 26, 2009

Notary Public