Davidson County DEEDWARR
Recvd: 03/12/07 09:39 3 pgs
Fees:18.00 Taxes:251.60
20070312-0029809

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $68,000.00.

John M McClung
Affiant

Sworn to and subscribed before me on this the 9 day of March, 2007.

Curtis M. Lincoln
NOTARY PUBLIC
My Commission Expires: 10-24-10

MORTGAGEE:

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. John M. McClung	Same as Owner	053-11- 0 100.00
114 Ray Avenue		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **STEVE GRINDERSLEV, unmarried**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **JOHN M. McCLUNG and wife, STEPHANIE McCLUNG**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being a certain parcel of land lying in the 4th Civil District, being more particularly bounded and described as follows:

BEGINNING at an iron pin on the Southerly margin of a 30-foot right-of-way, South 39 deg. 14 min. West 134.1 feet, more or less, from the

centerline of the Old Hickory Branch of the Tennessee Central Railroad tract in Hadley's Bend of the Cumberland River, said point on the centerline being approximately 3 ½ miles Northwesterly along said Railroad from Lebanon Pike; thence along the Southerly margin of said 30-foot right-of-way North 50 deg. 19 min. West 500 feet to a point which is the point of beginning, said point also being the Northwest corner of the property conveyed to G. H. Sexton and wife by Deed from William M. Martin and wife, of record in Book 1849, Page 45, RODC, TN; thence with said Sexton's Westerly line Southwardly 420 feet, more or less, to the Northerly margin of an 18-foot right-of-way of Golden L. LeFevre; thence along the Northerly margin of said private right-of-way South 88 deg. 45 min. West 100 feet; thence Northwardly 500 feet, more or less to the Southerly margin of the previously mentioned 30-foot right-of-way, which is the right-of-way of this property; thence along the 30-foot right-of-way South 50 deg. 19 min. East 100 feet to the beginning.

BEING the same property conveyed to STEVE GRINDERSLEV by Deed dated April 2, 1990, and executed by BRADLEY E. DANIEL, unmarried and recorded in Book 8090, Page 768, said Registers' Office.

Subject to restrictions, easements and setback lines of record.

This is improved property known as 105 Meadow Street, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the 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. Wherever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS (my/our) hand(s) this the 9 day of March, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

STEVE GRINDERSLEV

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, STEVE GRINDERSLEV, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 7 day of March, 2007.

CURTIS M. LINCOLN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 4-11-09