This Instrument Was Prepared By:

Stockton Title & Escrow, LLC
5110 Maryland Way
Ste. 320
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/12/07 10:19 3 pgs
Fees:18.00 Taxes:16.65
20070312-0029900

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) and other consideration, the receipt of which is hereby acknowledged, Grantor, **Freddie McLean and wife, Kanice D. McLean,** has bargained and sold and by these presents does hereby transfer and convey unto **Stephen D. Elkins**, their heirs and assigns, the following described real estate, to-wit:

See Exhibit "A" for Legal Description

PREPARER'S NOTICE. No new survey has been presented therefore description of the aforesaid exhibit was provided by Grantor. THIS DEED HAS BEEN PREPARED SOLEY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

GRANTOR COVENANTS that it is lawfully seized and possessed of said real estate in fee simple; has a good and lawful right to convey the same: that the title to same is unencumbered by act of Grantor; and that it will forever warrant and defend the title to said real estate against the lawful claims of all persons claiming through or by act of Grantor.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

Witness our hands this 8th day of March, 2007.

Freddie McLean

Freddie McLean

Kanice D. McLean

Kanice D. McLean

STATE OF North Carolina
COUNTY OF Cumberland

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Freddie McLean and wife, Kanice D. McLean**, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 8th day of March, 2007

RHONDA M. HOFFMAN NOTARY PUBLIC CUMBERLAND CO. NC

Rhonda M. Hoffman
Notary Public
Rhonda M. Hoffman
My ~~Expiration~~ Commission expires on: December 13, 2009

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $4,500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Daniell Pitman
Affiant

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

Notary Public
My Commission Expires:

Tax & Map No. 081-12-079.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:

Stephen D. Elkins
7003 Chadwick Drive, Ste. 244
Brentwood, TN 37027

GRANT B. STOCKTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

Exhibit A

Land in Davidson County, Tennessee, being the southeast part of Lot No. 376 on the Plan of McGavock, Wetmore and Others 1st addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for said County.

Said part of said lot fronts 30.5 feet on the easterly margin of 11th Avenue North and extends back 98.0 feet on the easterly line and 93.6 feet on the westerly line to a 16 foot alley on the rear on which it measures 23.0 feet.

Being the same property conveyed to Freddie McLean and wife, Kanice McLean, by Warranty Deed from Artie G. Brooks, a/k/a Artie Brooks Robinson and husband, William Litton Robinson dated 11/12/87, and recorded 10/08/90 in Book 8212, page 866 also acquired in Book 8184, page 477, Register's Office for Davidson County, Tennessee.