STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $250,000
James H Small for SunTrust Bank
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF March 20 07
Deputy Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $250,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: _____.

NOTARY PUBLIC

COMMISSION EXPIRES: _____

THIS INSTRUMENT PREPARED BY:

Lawyers Title Insurance Corporation

424 Church Street, Suite 950, Nashville TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
	McLemore Auction Company, LLC	106-9/14
McLemore Auction Company, LLC	470 Woodcrest Avenue	
470 Woodycrest Avenue	Nashville, TN. 37210	
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, John C. McLemore and wife, Carolyn C. McLemore, a one-half (1/2) undivided interest and Edwin M. Walker and wife, Janet Eyler, a one-half (1/2) interest

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, McLemore Auction Company, LLC, a Tennesee limited liability company

HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 6, on the Map showing the subdivision of the lands of L.P. Hagan, deceased, as of record in Book 843, page 80, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to John C. McLemore and wife, Carolyn C. McLemore, a one-half (1/2) undivided interest and Edwin M. Walker and wife, Janet Eyler, a one-half (1/2) interest, by Deed of record in Book 10486, page 682, Register's Office for Davidson County, Tennessee.

CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING MATTERS:

(a) Taxes for the year 2007, a lien, but not yet due and payable.
(b) Joint Easement for Ingress, Egress and Regress and Maintenance Agreement of record at Instrument No. 20030515-0066260.
(c) Matters shown on plat recorded in Book 843, page 80.

Davidson County DEEDWARR
Recvd: 03/29/07 10:54 3 pgs
Fees:18.00 Taxes:925.00
20070329-0037529

THIS IS (XX)IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS:

470 Woodycrest Avenue
Nashville, Tennessee 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: March 27, 2007

John C. McLemore

Carolyn C. McLemore

Edwin M. Walker

Janet Eyler

NOTARY ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John C. McLemore and wife, Carolyn C. McLemore, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, on this 27th day of March, 2007.

Kristy L. Rion
Notary Public

My Comm Expires: 9-19-09

KRISTY L. RION STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Edwin M. Walker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, on this 27th day of March, 2007.

Kristy L. Rion
Notary Public

My Comm Expires: 9-19-09

KRISTY L. RION STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned , a Notary Public within and for the State and County aforesaid,personally appeared Janet Eyler (spouse of Edwin M. Walker), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, [redacted] on this 26th day of March, 2007.

Notary Public

My Comm Expires: MY COMMISSION EXPIRES: September 25, 2010

LISA A. CORNWELL-COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

Property commonly known as:
470 Woodycrest Avenue
Nashville, TN 37210
Tax Map 106-09, Parcel 14

LEGAL DESCRIPTION

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