G-20477-3
Box 14-A

THIS INSTRUMENT PREPARED BY:
G. Philip Anderson, Attorney
5409 Maryland Way
Suite 105
Brentwood, Tennessee 37027
615/377-9370

WARRANTY DEED

From: MICHAEL DOBBS, NANCY DOBBS, and SETH DOBBS

To: WILLIAM A. MACLEAN, JR. and GEORJANN A. MACLEAN

Address New Owner:
William A. Maclean, Jr.
Georjann A. Maclean
~~1913 Beechwood Avenue~~
~~Nashville, TN 37212~~
1820 Ferguson Lane
Blue Bell, PA 19422

Send Tax Bills To
Same

Map/Parcel Nos.
104-16
234

Davidson County DEEDWARR
Recvd: 04/23/07 14:11 3 pgs
Fees:18.00 Taxes:1128.50
20070423-0048074

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Five Thousand Dollars and 00/100 ($305,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 23rd day of April, 2007.

Donor Barr
Notary Public

DONOR BARR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:
9-25-10

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, MICHAEL DOBBS, NANCY DOBBS, and SETH DOBBS, as Grantors have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM A. MACLEAN, JR. and GEORJANN A. MACLEAN, husband and wife, the Grantees herein, 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 the easterly 50 feet of Lot No. 220 on the Plan of Belmont Land Co.'s Plan, Belmont Heights, of record in Book 421, page 34, Register's Office, Davidson County, Tennessee.

SAID portion of Lot No. 220 fronts 50 feet on the southerly margin of Beechwood Avenue and extends back 175 feet on the easterly line and 175.31 feet on the westerly line to an alley in the rear, measuring 50 feet thereon.

TOGETHER with the rights and privileges conveyed to the owners of the easterly 50 feet of Lot No. 220 by the owners of the westerly 50 feet of the easterly 100 feet of Lot No. 220 for driveway easement by Joint Driveway Agreement of record in Book 6219, page 93, said Register's Office.

BEING all the same property conveyed to Michael Dobbs, Nancy Dobbs, and Seth Dobbs, by deed from Sara Katherine Archer, of record at Instrument Number 20070227-0023952.

THIS conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

THIS conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is improved property, known as 1913 Beechwood Avenue, Nashville, Tennessee, 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever. And Grantors do covenant with the Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered. And Grantors do further covenant and bind themselves, their 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.

WITNESS our hands this 30th day of April, 2007.

Michael Dobbs by attorney in fact
MICHAEL DOBBS, by
Seth Dobbs, his attorney-in-fact

Nancy Dobbs by attorney in fact
NANCY DOBBS, by
Seth Dobbs, her attorney-in-fact

SETH DOBBS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before the undersigned, a Notary Public in and for said County and State, the within named MICHAEL DOBBS and NANCY DOBBS, by Seth Dobbs, their attorney-in-fact, and SETH DOBBS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of April, 2007.

G. PHILIP ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

Notary Public

My Commission Expires:
7.19.08