# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/07 11:08 2 pgs
Fees:13.00 Taxes:2216.30

20070801-0091282

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

KEVIN D. HUNTSMAN NOTARY Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jerry R. McLean | Countrywide Home Loans | Map 117-02-0-N |
| (NAME) | (NAME) | |
| 2911 23rd Avenue South | 1520 Memorial Blvd. | Parcel 2.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Murfreesboro, TN 37129 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, **ME PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JERRY R. MCLEAN AND WIFE, THERESA C. MCLEAN,** HEREINAFTER CALLED THE GRANTEES, 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 Unit B of 23rd Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 23rd Townhomes, a Horizontal Property Regime with Private Elements and No Common Elements, of record as Instrument No. 20061222-0158537, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 23rd Townhomes, a Horizontal Property Regime with Private Elements and No Common Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20061222-0158537, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to ME Properties, a Tennessee General Partnership, by deed dated February 3, 2006 from Marion B. Dykes, unmarried, of record in Instrument #20060206-0014395, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Book 974, page 24, said Register's Office; (c) restrictive covenants of record in Instrument #20061222-0158534 said Register's Office, and (d) Easements of record in Book 3508, page 398, Book 3767, page 606 and Book 4154, page 187, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 2911 23rd Avenue South, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 hand this 31st day of July, 2007.

ME Properties

By: _____
L. Edward Gaw, Jr., Partner

By: _____
Michael D. Kenney, Partner

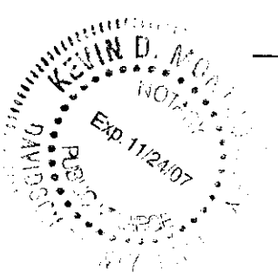
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared L. Edward Gaw, Jr. and Michael D. Kenney, with whom I am personally acquainted, and who upon oath, acknowledged themselves to be partners of ME Properties, the within named bargainor, a partnership, and that they as such partners, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by themselves as partners.

Witness my hand and official seal at Nashville, Tennessee this 31st day of July, 2007.

Commission expires:




_____
Notary Public