Davidson County DEEDWARR
Recvd: 08/23/07 09:11 3 pgs
Fees:18.00 Taxes:703.00
20070823-0100663

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 20th day of August, 2007, by and between THOMAS E. STEWART, CO-ADMINISTRATOR and JOHN CLEMMONS, CO-ADMINSTRATOR, OF THE ESTATE OF SUDIE CHRISTINE JORDAN, DECEASED, hereinafter called Grantors, and ARLIN L. MCRAE, MARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, THOMAS E. STEWART, CO-ADMINISTRATOR and JOHN CLEMMONS, CO-ADMINSTRATOR, OF THE ESTATE OF SUDIE CHRISTINE JORDAN, DECEASED, as Grantors, do hereby bargain, sell, transfer and convey unto ARLIN L. MCRAE, MARRIED, hereinafter referred to as Grantee, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 907 16TH STREET NORTH, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of the Grantors on this the day and year first above written.

SELLER:

Thomas E. Stewart Co-Administrator

THOMAS E. STEWART, CO-ADMINISTRATOR
Signature of Seller

John Clemmons, Co-Administrator

JOHN CLEMMONS, CO-ADMINSTRATOR
Signature of Seller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, **THOMAS E. STEWART, CO-ADMINISTRATOR OF THE ESTATE OF SUDIE CHRISTINE JORDAN, DECEASED**, the within named bargainor, 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, at Madison, Tennessee, this 20TH day of AUGUST, 2007.

Notary Public

My Commission Expires: 5/24/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, **JOHN CLEMMONS, CO-ADMINISTRATOR OF THE ESTATE OF SUDIE CHRISTINE JORDAN, DECEASED,** the within named bargainor, 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, at Madison, Tennessee, this 20TH day of AUGUST, 2007.

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:
Arlin L. McRae
408 Cumberland Hills Dr.
Hendersonville, TN 37075

Person Responsible for Taxes:
SAME

Property Address: 907 16th Street North, Nashville, TN 37206

Map & Parcel #: MAP 83-6, PARCEL 039.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $190,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, a Notary Public, this 20th day of AUGUST, 2007.

NOTARY PUBLIC

My commission expires: 5/24/2008

RETURN TO:
Commonwealth Title Agency
333 Gallatin Rd. South, Ste. 1
Madison, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan showing Subdivision of Lot Nos. 8, 9, and 10, and part of Lot No. 7 in "Block A, Lot Nos. 13 and 14 in the "Block B" and all of "Block C" in the Subdivision of the Weakley Home Place, as of record in Book 547, Page 12, Register's Office for said County.

Said Lot No. 34 fronts 55.66 feet on the easterly side of North 16th Street, formerly Porter Avenue, and runs back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to Sudie C. Jordan, by Deed from Bailey H. Brewer and wife, Lois R. Brewer, of record in Book 3529, Page 371, Register's Office for DAVIDSON County, Tennessee. The said Sudie C. Jordan having since died on 4-17-2007, intestate and unmarried, and by Order for Letters of Administration, filed on 8/09/07, in the Seventh Circuit Court for Davidson County, Tennessee, (Probate Division), Docket Number 07P-1243, John E. Clemmons and Thomas E. Stewart, the grantors herein, were appointed Co-Administrators of the Estate of Sudie C. Jordan, deceased, and were authorized to sell subject property.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 83-6, PARCEL 039.00).

2. All matters as set forth on the Plan of record in Plat Book 547, Page 12, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.