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Realty Title Box 48

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 08/28/07 11:14 2 pgs
Fees:13.00 Taxes:266.40
20070828-0103123

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $72,000.00

Affiant

Subscribed and sworn to before me, this 24th day of August, 2007.

Notary Public
My commission expires: 7-24-2010

03-0706-34814

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
David Blake McClure 420 Walton Lane #B10 Madison, TN 37115	New Owner	81-16-0-631.01

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Garvin Miller and wife, Fannie P. Stanley, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David Blake McClure, hereinafter called the Grantees, their successors 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 more particularly described as follows:

Tract #1:
Being the northerly 39.8 ft. of the easterly 8.0 ft. of Lot No. 14, Sam Haslam's Plan of Nashville, Davidson County, Tennessee, of record in Book 21, Page 17, said Register's Office.

Being more fully described as follows: Beginning at an iron pin in the westerly margin of 10th Avenue, North, said iron pin being located North 35 deg 00' West, 60.2 ft. from the northerly margin of Jackson St., thence with the westerly margin of 10th Ave. North, North 36 deg. 00' West 39.8 ft. to an iron pin, the common corner of Lot Nos. 13 & 14 on the above plan; thence with the line of Lot Nos. 13 and 14 South 54 deg. 36' West, 80.0 ft. to an iron pin; thence leaving lot said lot line, South 35 deg. 00' East 39.8 ft. to an iron pin; thence North 54 deg. 36' East 80.0 ft. to the point of beginning.

Tract #2:
Being part of Lot No. 14 in the Sam Haslam's Plan of Davidson Co. Tennessee as shown of record in Book 21, Page 17, said Register's Office and being more particularly described as follows:

Beginning at a point 80 feet west of 10th Ave. North in the common line of Lots 13 & 14 in said plan, thence southerly 39.8 feet along the westerly line of the tract hereinabove described; thence at right angles 10 feet; thence northerly and parallel with 10th Ave., North 19.8 ft. to a point; thence westerly and parallel with Jackson St. 55 ft. to a point in the easterly margin of said alley 20 ft. to a point in the common line of Lot Nos. 13 & 14, thence along said lot line 65 feet to the point of beginning.

Being the same property conveyed to Eddie Whitfield, unmarried, by quitclaim deed from Jack Wilson, J.C. Wilson, Viney Harney, Cynthia Stanley, Joseph Wilson, Jr., Lisa Castro, Rose Reynolds, Daniel Reynolds, Debra Failla, Denise Buggs, Robert Whitfield, Joe M. Whitfield, and Roosevelt Whitfield, Jr., of record in Book 9561, Page 471, dated 12/10/94, recorded 12/23/94, said Register's Office.

Further being the same property conveyed Garvin Miller and wife, Fannie P. Stanley by quitclaim deed from Eddie Whitfield, unmarried, dated 05/18/06, recorded 05/22/06, of record in Instrument No. 20060522-0059598, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1005.5 10th Avenue North, Nashville, TN 37208

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 24th day of August, 2007.

Garvin Miller

Fannie P. Stanley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Garvin Miller and Fannie P. Stanley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 24th day of August, 2007.

~~Diane K. Mann~~ Karen Colbert
State of Tennessee at Large

My Commission expires ~~02/22/09~~ 7/24/2010

