Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 09/17/07 08:08 1 pgs
Fees:13.00 Taxes:610.50

20070917-0110570

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2007.

(Affix Seal) Notary Public

My Commission Expires: 6/29/2010

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Preparer's File #-07H0469

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jesse L. McClanahan and wife, Jamie S. McClanahan	Churchill Mortgage Corporation	073-01-0-190.00
3913 Ivy Drive	761 Old Hickory Blvd., Suite 401	
Nashville, TN 37216	Brentwood, TN 37027	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, ANDREW M. RABY AND WIFE, LISA A. RABY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JESSE L. MCCLANAHAN AND WIFE, JAMIE S. MCCLANAHAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Tax/Map ID: 073-01-0-190.00

Being Lot No. 62, on the Map of Moss Rose Heights, Sections Three and Four, as of record in Book 1835, page 103, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Andrew M. Raby and wife, Lisa A. Raby by deed from Robert L. Link, Executor of the Estate of Clare Lindsey of record in Instrument No. 20020603-0066952, filed on 06-03-02, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

This is ( ) unimproved
(X) improved property known as **3913 Ivy Drive, Nashville, Tennessee 37216**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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/our hand(s) this **31st** day of **August**, **2007**:

Andrew M. Raby

Lisa A. Raby

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANDREW M. RABY AND WIFE, LISA A. RABY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 31st day of August, 2007.

Notary Public

My Commission Expires: 6/29/2010

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON