WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF December, 2007.

Notary Public

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

MY COMMISSION EXPIRES: (AFFIX SEAL)

B-KW-07-2911

Davidson County DEEDWARR
Recvd: 12/18/07 10:40 2 pgs
Fees:13.00 Taxes:2146.00

20071218-0145100

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Childress, Jr.	James H. Childress, Jr.	
2911 23rd Avenue South	(NAME) 1648 Sunset Road	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Brentwood, TN 37027	117-2-N-2.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JERRY R. MCLEAN AND WIFE, THERESA C. MCLEAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES H. CHILDRESS, JR. AND WIFE, CHRISTINE CHILDRESS, 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:

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 THE SAME PROPERTY CONVEYED TO JERRY R. MCLEAN AND WIFE, THERESA C. MCLEAN BY WARRANTY DEED FROM ME PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, RECORDED ON THE 1ST DAY OF AUGUST, 2007 IN INSTRUMENT NO. 20070801-0091282, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN (A) PLAT BOOK 974, PAGE 24; (B) RESTRICTIVE COVENANTS IN INSTRUMENT NO. 20061222-0158537; (C) EASEMENTS OF RECORD IN BOOK 3508, PAGE 398; BOOK 3767, PAGE 606; BOOK 4154, PAGE 187, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2911 23rd Avenue South, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 12th day of December, 2007.

Jerry R. McLean

Theresa C. McLean

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry R. McLean and Theresa C. McLean, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of December, 2007.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADAM LEFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903