Davidson County DEEDWARR
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Fees:28.00 Taxes:100.37
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THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001
Doc. 6577163 10/05/07 gh

SPECIAL WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Sally F. McClellan, et al. 3604 Sycamore Lane Nashville, Tennessee 37215	Same	See Exhibit A

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), and other good and valuable consideration, receipt of all of which is hereby acknowledged, SALLY F. MCCLELLAN ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto each of the following grantees ("Grantees") as follows:

(a) To ANN MCCLELLAN MASHBURN, TRUSTEE OF THE ANN MCCLELLAN MASHBURN 2002 FAMILY IRREVOCABLE TRUST, her successors and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, a One percent (1%) undivided interest in the properties described on Exhibit A; and

(b) To ROBERT TRIGG MCCLELLAN, TRUSTEE OF THE ROBERT TRIGG MCCLELLAN 2002 FAMILY IRREVOCABLE TRUST, his successors and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, a One percent (1%) undivided interest in the properties described on Exhibit A; and

(c) To DAVID GRAY MCCLELLAN, TRUSTEE OF THE DAVID GRAY MCCLELLAN 2002 FAMILY IRREVOCABLE TRUST, his successors and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, a One percent (1%) undivided interest in the properties described on Exhibit A; and

(d) To JOHN WESLEY MCCLELLAN, TRUSTEE OF THE JOHN WESLEY MCCLELLAN 2002 FAMILY IRREVOCABLE TRUST, his successors and

assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, a One percent (1%) undivided interest in the properties described on Exhibit A.

The sources of these descriptions are the prior deeds.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantees, their successors and assigns, forever.

GRANTOR covenants and binds themselves, their representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantees, their successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit A), but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13 day of December, 2007.

Sally F. McClellan
SALLY F. MCCLELLAN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Sally F. McClellan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of December, 2007.

Deanna Trietsch
Notary Public

My Commission Expires:
7/25/09

DEANNA TRIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXP JULY 25, 2009

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $ 27,126.00 .

Affiant

Subscribed and sworn to before me this 12th day of December, 2007.

Notary Public

My Commission Expires: 7/25/09

DEANNA TRIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXP. JULY 25, 2009

EXHIBIT A

TRACT 1: 3604 Sycamore Lane; Parcel ID 117 09 0 119.00:

Tract 1: Land in Davidson County, Tennessee, being Lot No. 5, Section 2, Blackberry Hollow, as shown on Plat recorded in Book 5200, page 157, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tract 2: Land in Davidson County, Tennessee, described as follows:

Being Lot No. 7, Section 2, Blackberry Hollow as shown on plat recorded in Book 5200, page 157, Register's Office, Davidson County, Tennessee, being bounded on the south by Valley Brook Place, on the west by Sycamore Lane, on the north by Lot No. 5, on the east by Lot No. 6 and being more particularly described as follows:

Beginning at a point in the north right-of-way of Valley Brook Place, said point being a corner common with Lot No. 6 and being the southeast corner of the lot herein described, thence with the north right-of-way of Valley Brook Place north 83 degrees 51 minutes 46.4 seconds west 105.3 feet to a concrete marker, thence on a curve to the right 39.2 feet (radius 25.00 feet, tangent 25.00 feet) to a concrete marker in the east right-of-way of Sycamore Lane, thence with Sycamore Lane north 06 degrees 08 minutes 13.6 seconds east 71.10 feet to a concrete marker, thence on a curve to the right 21.03 feet (radius 25.00 feet, tangent 11.18 feet), to a concrete marker, thence on a curve to the left (cul-de-sac) 49.42 feet (radius 50.00 feet) to a corner common with Lot No. 5, thence with Lot No. 5 north 87 degrees 41 minutes 53.8 seconds east 106.73 feet to a corner common with Lot No. 6, south 06 degrees 08 minutes 13.6 seconds west 175.00 feet to the point of beginning containing 0.469 acres.

Lot No. 7 is subject to a 5 foot utility and drainage easement on the east and an overhang and guy easement on the west as shown on the above-referenced Plat of Section 2, Blackberry Hollow.

Being the same property conveyed to Sally F. McClellan by Quitclaim Deed of record in Instrument No. 00006486-0000362, Register's Office of Davidson County, Tennessee.

TRACT 2: 3603 Hilldale Drive; Parcel ID 117 09 0 021.00:

All that tract or parcel of land lying in the 7th Civil District, Nashville, Davidson County, Tennessee, as more particularly described on plat of survey prepared by Robert Lyle Sylar, dated April 17, 1979, entitled "Final Plat Section II Blackberry Hollow", recorded in Book 5200, page 157, Register's Office of Davidson County, Tennessee, as more particularly described as follows:

Beginning from the northeast corner of the intersection of Valley Brook Place and Hilldale Drive, running North 83 degrees 57 minutes 46.4 seconds West, a distance of 217 feet, more or less, to a monument, running thence North 06 degrees 08 minutes 13.6 seconds East, a distance of 362.96 feet, more or less, to a monument, the True Point of Beginning, thence from the True Point of Beginning thus established, South 84 degrees 19 minutes 08.7 seconds East, a distance of 250.0 feet, more or less, to a point being the northeast intersection of the Easement Property with Hilldale Drive; thence South 07 degrees 45 minutes 45.4 seconds West, a distance of 25.0 feet, more or less, along the eastern right of way of Hilldale Drive to the southeastern intersection of the Easement Property with Hilldale Drive to a point; thence North 84 degrees 19 minutes 08.7 seconds West, a distance of 391.25 feet, more or less, to a point; thence North 6 degrees 08 minutes 13.6 seconds East, a distance of 25.0 feet, more or less, to a point; thence South 84 degrees 19 minutes 08.7 seconds East, a distance of 141.45 feet, more or less, to the True Point of Beginning.

Being the same property conveyed to Sally F. McClellan by Quitclaim Deed of record in Instrument No. 00009439-0000076, Register's Office of Davidson County, Tennessee.