Davidson County DEEDWARR
Recvd: 02/20/08 14:46 2 pgs
Fees:13.00 Taxes:240.50

20080220-0016764

THIS INSTRUMENT PREPARED BY:
GEORGE V. CRAWFORD, JR.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 DEADERICK STREET, SUITE 1100
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ~~$.00.~~ $165,000.00

Affiant

Subscribed and sworn to before me, this 20th day of February, 2008.

Notary Public

My Commission Expires: 1-12-09

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Northfork Properties, Inc. 6311 East Valley Road Nashville, TN 37205	Same	071 12 0 026.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM N. MCCLANAHAN, ALSO KNOWN AS WILLIAM H. MCCLANAHAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and conveys unto **NORTHFORK PROPERTIES, INC.**, hereinafter called the Grantee, its successors and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 8 on the Plan of "Joywood", of record in Plat Book 974 , page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to S.A.M. Properties, Inc., by deed from Leland D. Watts, married, of record as Instrument No. 20070122-0008909, Register's Office for Davidson County, Tennessee. The said S.A.M. Properties, Inc., having quitclaimed to William N. McClanahan by deed of record as Instrument No. 20071010-0120753, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. 2007 Taxes, a lien, now due and payable.
   2007 County Taxes: $737.50; Unpaid; Map and Parcel 071 120 0 2600

2. 2008 County taxes, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

3. All matters as shown on the Plan of record in Book 974, page 45, Register's Office for Davidson County, Tennessee.

This is improved property known as 1801 Lischey Avenue, Nashville, TN 37207.

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, its successors and/or assigns, forever; and we do further covenant and bind ourselves, our heirs and assigns, to specially warrant and forever defend the title to the said land to the said Grantee, its successors and/or assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 20th day of February, 2008.

William N McClanahan

WILLIAM H. MCCLANAHAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM H. MCCLANAHAN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of February, 2008.

Notary Public

My Commission Expires: 1-12-09

