Davidson County DEEDWARR
Recvd: 03/24/08 14:04 4 pgs
Fees:23.00 Taxes:1165.50
20080324-0029076

THIS INSTRUMENT PREPARED BY:
James W. Cameron III
Cameron Worley Fordham, P.C.
414 Union Street, Suite 1830
Nashville, TN 37219

Address of New Owner:
Janice S. McClanahan
127 Abbottsford
Nashville, TN 37215

Send Tax Bills To:
Same

Map/Parcel Numbers:
Map 132-5-0
Parcel 90

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BRADLEY D. McCLANAHAN AND WIFE, ASHLYNN G. McCLANAHAN**, (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **JANICE S. McCLANAHAN**, a married person, with full power to sell, convey, transfer, lease, mortgage or encumber without the necessity of the joinder of any beneficiary, (the "Grantee"), her heirs and assigns, all of Grantors's rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference, and all improvements, appurtenances, hereditaments, development rights, privileges and easements belonging thereon (the "Property").

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any way appertaining to Grantee, her heirs and assigns, forever in fee simple.

Grantors further covenant that Grantors are the lawfully seized and possessed of said real estate, has full and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as shown on Exhibit B hereto; and, Grantors will forever warrant and defend the same against the lawful claims of all persons whomsoever.

Executed this 3-14-08 day of March, 2008.

Bradley D. McClanahan

Ashlynn G. McClanahan

8554-08001-1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jane Caplenor, a Notary Public of said county, Bradley D. McClanahan, the above named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes contained therein by signing his name thereto.

Witness my hand and seal, at office, in Nashville, Tennessee, this 14th day of March, 2008.

Jane Caplenor
Notary Public

JANE CAPLENOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 11-14-09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jane Caplenor, a Notary Public of said county, Ashlynn G. McClanahan, the above named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes contained therein by signing her name thereto.

Witness my hand and seal, at office, in Nashville, Tennessee, this 14th day of March, 2008.

Jane Caplenor
Notary Public

My Commission Expires: 11-14-09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $315,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Janice S. McClanahan
Affiant

Sworn to and subscribed before me, this 14th day of March, 2008.

Jane Caplenor
Notary Public

JANE CAPLENOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 11-14-09

8554-08001-1

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Glendale Park, Section No. 2 of record in Plat Book 1130, Page 61, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bradley D. McClanahan and wife, Ashlynn G. McClanahan by deed from Howard B. Hayes, Trustee and Ruth Randolph, Trustee of record in Instrument Number 20050304-00274376, in the Register's Office for Davidson County, Tennessee, dated February 25, 2005.

Exhibit B

1. Rights of claims and parties in possession not shown by the public records.

2. Any lien, or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

3. Taxes or special assessments which are not shown by the public records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

5. Taxes for the year of 2008 a lien, not yet due and payable.

6. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee code Annotated, Section 67-5-603 et seq.

7. Subject to all matters shown on the Plan of Glendale Park, Section No. 2 of record in Plat Book 1130, page 61, Register's Office for Davidson County, Tennessee