THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27624-04-2008** **Record & Return To:** **Premier Escrow LLC** **4301 Hillsboro Road, Suite 300** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $474,500.00. Affiant Subscribed and sworn to before me this 7th day of May, 2008. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Samuel F. McClure Janet E. McClure 213 Cherokee Road Nashville, TN 37205	Wells Fargo Bank, NA 2180 Satellite Blvd. Suite 225 Duluth, GA 30097	Map and Parcel No.: 103120022.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jason T. Bitsoff and wife, Katherine F. Bitsoff,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samuel F. McClure and wife, Janet E. McClure** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 213 Cherokee Road, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of May, 2008.

Jason T. Bitsoff by George E. Mudter, Jr.
As Attorney-In-Fact

Katherine F. Bitsoff by George E. Mudter, Jr. as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, George E. Mudter, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Jason T. Bitsoff and Katherine F. Bitsoff as their Attorney-In-Fact, as the free act and deed of the within named Jason T. Bitsoff and Katherine F. Bitsoff.

Witness my hand, at office, this 7th day of May, 2008.

Notary Public

My Commission Expires: My Commission Expires SEPT. 19, 2009

Davidson County DEEDWARR
Recvd: 05/13/08 11:27 2 pg
Fees:13.00 Taxes:1755.65
20080513-0049216

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly 1/2 of Lot No. 18 and all of Lot 19, Block "L" on the Plan of Cherokee Park, Third Section, as of record in Plat Book 843, page 2 & 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Said 1/2 of Lot No. 18 and all of Lot No. 19, front together 90 feet on the westerly margin of Cherokee Road and extend back 125.72 feet on the northerly line and 125.58 feet on the southerly line to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to Jason T. Bitsoff and wife, Katherine F. Bitsoff by Warranty Deed dated April 5, 2006 from Diane Crawford Evans, unmarried of record in Instrument No. 20060411-0041348, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Cherokee Park Neighborhood Association of record in Instrument No. 20000531-0054011, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 843, pages 2 & 3, Register's Office for Davidson County, Tennessee.