File Box 30

Davidson County DEEDWARR
Recvd: 07/11/08 15:23 2 pgs
Fees:13.00 Taxes:317.83
20080711-0071603

State of Tennessee
County of Davidson

The actual consideration or value whichever is greater is $85,900.00

Subscribed and sworn before me this the 9th day of July, 2008.

(Affix Seal) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

Affiant

Notary Public

WARRANTY DEED

800286

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Tiffany McClellan
730 Idlewild Drive
Madison, TN 37115

Send tax bills to:
W.R. Starkey Mortgage, LLP
5055 W. Park Blvd., Ste 300
Plano, TX 75093

Map 52-1, Parcel 297

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Delois H. Leighton , An Single Woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Tiffany McClellan, A Single Woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 9 of Block "L" on the revised plan of Power & Roth's Madison Park Subdivision, of record in Book 843, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 50 feet on the westerly margin of Idlewild Drive and extends back between parallel lines which measure 200 feet to a dead line in the rear measuring 50 feet thereon.

Being all of the property conveyed to Delois H. Leighton by Deed of record in Book 9657, page 245; dated 4/10/95; said Register's Office.

Subject to taxes for the year 2008, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 730 Idlewild Drive, Madison, TN, 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 GRANTEES, their successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 9th day of July, 2008.

Delois H. Leighton
Delois H. Leighton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Delois H. Leighton , , the bargainor(s), 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 9TH day of July, 2008.

My commission expires:_____

Notary Public

ROBBIN YOUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010