Return to:
McCann & Hubbard
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***314,000.00.

Affiant

Subscribed and sworn to before me this 14th day of August, 2008.

Notary Public

My Commission Expires: 9-30-09

Davidson County DEEDWARR
Recvd: 08/15/08 13:51 2 pgs
Fees:13.00 Taxes:1161.80
20080815-0084153

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER

James Andrew Cline
1003 Chicamauga Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO

NEW OWNER

MAP & PARCEL NOS.

MAP 082-08-0
PARCEL 372.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Fourteen Thousand and 00/100 Dollars ($***314,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Jeffrey A. Corle, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto James Andrew Cline and wife, Sara Elizabeth Cline, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly 45.0 feet of the southerly 150.0 feet of Lot No. 55 on the Plan of Stratton & Seymour's Addition to Edgefield of record in Book 57, page 23, in the Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 45.0 feet on the northerly side of Chicamauga Avenue and runs back between parallel lines 150.0 feet to a dead line in the rear measuring 45.0 feet thereon.

BEING the same property conveyed to Jeffrey A. Corle, unmarried, by Warranty Deed dated August 31, 2007, from Aubrey Hiam, unmarried, of record as Instrument No. 20070906-0106953 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1003 Chicamauga Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Stratton & Seymour's Addition to Edgefield of record in Book 57, page 23, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF I have hereunto set my hand on this the 14th day of August, 2008.

Jeffrey A Corle

Jeffrey A. Corle

By: Mary Bennie Wilson atty-in-fact

Mary Bennie Wilson
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Mary Bennie Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Jeffrey A. Corle and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Jeffrey A. Corle.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of August, 2008.

Notary Public

My Commission Expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY