Davidson County DEEDWARR
Recvd: 11/14/08 13:05 2 pgs
Fees:13.00 Taxes:64.75
20081114-0112744

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $17,500.00.

Affiant

Sworn to and subscribed before me on this the 12th day of November, 2008.

CURTIS M. LINCOLN
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

Notary Public

My Commission Expires: 7.12.09

MORTGAGEE:

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. Mark M. McClung	Same as Owner	053-07 0 099.00
114 Ray Street		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **DAVID O'RILEY, unmarried**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **JOHN M. McCLUNG and wife, STEPHANIE McCLUNG**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND and building located in Davidson County, TN, BEING approximately the Easterly one-third of Lot 10, Block One(1), on the Plan of Dabbs and Elliott's Subdivision, No. One, Old Hickory, TN as of record in Book 547, Page 97, said Register's Office.

Said Lot runs 120 feet in depth between parallel lines with the said building walls of approximately eight (8) inches (and the frontage between said 8-inch walls is approximately 15.4 inches) in thickness and each wall being the Easterly and Westerly boundary of the premises being conveyed herein excepting the land area at the rear or Northerly end of said building, which land area is included within the parallel depth lines of 120 feet. Said land and building known as "The Lakewood Flower and Gift Shop."

BEING the same property conveyed to DAVID O'RILEY by Deed dated April 12, 2002, and executed by VICTOR SOTO (the said Jackie M. Soto having died 07/08/1988) and recorded as Instrument No. 20020422-0049318, said Registers' Office.

PROPERTY SOLD "AS IS."
Property is investment property and not marital property.

This is improved property known as 2009 Old Hickory Blvd., Old Hickory, TN 37138.

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

WITNESS (my/our) hand(s) this the 12 day of November, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

DAVID O'RILEY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, DAVID O'RILEY, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 12 day of November, 2008.

CURTIS M. LINCOLN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 4.12.09