BILL GARRETT, Davidson County
Trans: T20100018995 DEEDWARR
Recvd: 04/01/10 10:05 2 pgs
Fees: 13.00 Taxes: 74.00

20100401-0024328

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $20,000.00 (Eighteen Thousand Nine Hundred).

Ted M. Thomas
AFFIANT

Subscribed to and sworn before me this 24 day of March, 2010.

Betsy West
NOTARY PUBLIC MY COMMISSION EXPIRES:

BETSY WEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires: November 22, 2010
(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Ted M. Thomas P.O. Box 2132 Madison, Tennessee 37116	**Same as new owner**	**Map 43-5, Parcel 104**

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BILLY E. McCLURE, UNMARRIED AND LINDA L. McCLURE, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **TED M. THOMAS, UNMARRIED,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, being the south one-half of Lot 11, Block "A", Cedarcrest Estates, as of record in Book 974, Page 15, Register's Office for said County.

SAID part of said lot fronts 50.5 feet on the easterly side of Bixler Avenue, and runs back between parallel lines 191.5 feet to a dead line.

Being the same property conveyed to Billy E. McClure and wife, Linda L. McClure by deed of record in Book 4859, Page 230, Register's Office for Davidson County, Tennessee. The said Billy E. McClure and Linda L. McClure having since Divorced.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **706 Bixler Avenue** **Madison, Tennessee 37115**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

LTSR Number:

GTE File: 2010

WITNESS, this day of March, 2010

Billy E. McClure

3-24-2010

Linda L. McClure

3-24-2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this day of March, 2010, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Billy E. McClure and Linda L. McClure** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 24 day of March, 2010.

Notary Public

Commission Expires: _____

BETSY WEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires: November 22, 2010

LTSR Number:

GTE File: 2005