I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Davidson County DEEDWARR
Recvd: 05/13/10 14:14 4 pgs
Fees:23.00 Taxes:99.90
**20100513-0037000**

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 08/28/2010



This instrument prepared by:
THOMAS N. JONES
Attorney at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #20463.2010

| **NEW OWNER:** | **SEND TAX BILL TO:** | **MAP & PARCEL:** |
|---|---|---|
| Ernest McClain<br>741 Mays Chapel Road<br>Mt. Juliet, TN 37122 | Same | 082 07 0 0542.00 |

# WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **M & J Partnership, a Tennessee general partnership**, hereinafter called the Grantor, has bargained and sold and by these presents do transfer and convey unto **Ernest McClain,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 1-B on the Plan of Zone Lot Division Lots No. 1 and 2 Bryan's Edition to Edgefield Subdivision of record in Plat Book 6200, Page 503, amending Plat Book 6050, Page 207, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to M & J Partnership, a Tennessee General Partnership by Special Warranty Deed from Fifth Third Bank, N.A. of record in Instrument Number 20100409-0027054, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2010 taxes are a lien and are not yet due and payable.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.
4. Subject to any and all notes and matters on the Plan of record in Plat Book 6200, Page 503 and amended in Plat Book 6050, Page 207, said Register's Office.

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, his heirs and assigns, forever;

AND M & J Partnership does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND M & J Partnership further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property is known as: 218-A Berry Street, Nashville, Tennessee 37207

M & J Partnership hereby affixes its signature this 13th day of May, 2010.

M & J Partnership,
a Tennessee general partnership

By:_____
Name: Michael W. O'Neill
Title: Partner

By:_____
Name: John R. Lindahl, Jr.
Title: Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of the state and county aforesaid, personally appeared Michael W. O'Neill and John R. Lindahl, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the partners of M & J Partnership, a Tennessee general partnership, and that they as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand this 13th day of May, 2010.

_____
Notary Public

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8-28-10

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $27,000.00.

Ernest McCl
Affiant

Sworn to and subscribed to me, the undersigned, this 13th day of May, 2010.

Leighanne Sailors
Notary Public

My Commission Expires: 8-28-10

