BILL GARRETT, Davidson County
Trans:T20100053076 DEEDWARR
Recvd: 08/26/10 10:08 3 pgs
Fees:18.00 Taxes:79.55

20100826-0067482

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $21,500.00 (Twenty One Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 16th day of August, 2010.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

DEBORAH TUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2011

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Ronnie E. McKay 521 East Maple Street Madison,TN 37115	New Owner 1035 Secretariat Drive Mt. Juliet, TN 37122	04314004201

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, **MARIE MCCLANAHAN, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **RONNIE E. MCKAY,** 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 Lot(s) 5, Block "A" as shown on the map entitled Map of the Subdivision of Tract No. 1 of Forest Park Acreage Tracts at Madison Tennessee, of record in Book 843, page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Said Lot No. 5 fronts 50 feet on the north side of East maple Street, and runs back between parallel lines 209 feet to a dead line.
Being the same property conveyed to ROY L. MCCLANAHAN AND MARIE MCCLANAHAN, AS TENANTS IN COMMON, by deed from ROY L. MCCLANAHAN AND WIFE, MARIE MCCLANAHAN, of record as Instrument No. 20010530-0055643, said Register's Office. The said Roy L. McClanahan having since died November 24, 2009, resident of Davidson County, Tennessee.

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: **521 EAST MAPLE STREET** **MADISON,TN37115**

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.

WITNESS, this 16th day of August, 2010

Marie McClanahan Marie M McClanahan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of August, 2010, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Marie McClanahan** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 16th day of August, 2010.

Deborah Cubbs

Notary Public

Commission Expires: _____

DEBORAH CUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2011

LTSR Number:

GTE File: 2010

PROPERTY ACCEPTANCE

Property Address: **521 East Maple Street**
Madison, TN 37115

I/We hereby certify that I/We have inspected the above referenced property which I/We have purchased and accept this property in its present condition.

I/We understand that
and/or its assigns are only providing a mortgage loan on the property and do not in any way warrant the present or future condition of the property.

08/16/10
Date

Ronnie E. McKay

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 16th day of August, 2010.

Notary Public

My commission expires:

DEBORAH TUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2011

LTSR Number:

GTE File: 2010081809