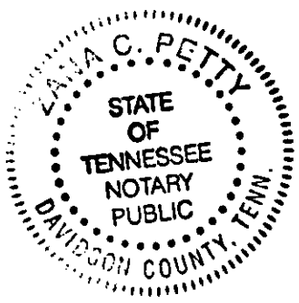
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,000.00

Joan McMurry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2011

Notary Public:

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ray A. McClain	NEW OWNER	Parcel ID:
202 Myrtle Street		08207019700
Nashville, TN 37206		

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, we

James Williams, Jr. and wife, Sheila Vaden-Williams

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Ray A. McClain
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 Lot No. 11, on the Plan of Townwood Homes, Section 1, of record in Plat Book 3106, Page 147, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to James Williams, Jr. and wife, Sheila Vaden-Williams by deed from Leland D. Watts and wife, Winnifred A. Watts, of record in Instrument 20060627-0076573, dated June 26, 2006, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 3368, Page 23, and Book 3611, Page 545, said Register's Office.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3106, Page 147, said Register's Office.

The signature of James Williams, Jr. and Sheila Vaden-Williams is signed by their duly appointed Attorney-in-Fact, Joan McMurry, pursuant to the Power of Attorney of record in Instrument 20110114000 4149, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 721 Joseph Ave., Nashville, TN 37207

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; 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 our hands this 13th day of January, 2011.

James Williams, Jr by Joan McMurry, Attorney-in-Fact
James Williams, Jr.
By: Joan McMurry, Attorney-in-Fact

Sheila Vaden Williams by Joan McMurry, Attorney-in-fact
Sheila Vaden-Williams
By: Joan McMurry, Attorney-in-Fact

Joan McMurry, Attorney-in-fact

BILL GARRETT, Davidson County
Trans:T20110003008 DEEDWARR
Recvd: 01/14/11 14:04 2 pgs
Fees:13.00 Taxes:88.80
20110114-0004150

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Joan McMurry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of James Williams, Jr. and Sheila Vaden-Williams as their Attorney in Fact as the free act and deed of the within named James Williams, Jr. and Sheila Vaden-Williams.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of January, 2011.

My Commission Expires: 9-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.