BILL GARRETT, Davidson County
Trans:T20110022978 DEEDWARR
Recvd: 04/19/11 10:50 2 pgs
Fees:13.00 Taxes:160.12

20110419-0030112

This instrument prepared by:

Fearnley & Califf, PLLC - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 14th day of April, 2011, by and between Leneika L Gover and husband, Raymond L Portis II, wife and husband, party of the first part, and Lester Calvin McClain Trustee of the Lester Calvin McClain Revocable Trust, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 513, as shown on the map entitled Haynes Manor, Section 4, of record in Plat Book 4175, Page(s) 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Leneika L. Gover and Raymond L. Vortis,II, by virtue of that certain Warranty Deed dated January 5, 2004, at Instrument No. 20040112-0004285 in the Register's Office of Davidson County, Tennessee.
**Raymond L Portis, II was erroneously referred to as Raymond L Vortis, II in deed of record at Instrument No. 20040112-0004285**

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

**The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2011 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Leneika L. Gover

Raymond L Portis II

STATE OF Mississippi
COUNTY OF Hinds

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Leneika L. Gover and Raymond L Portis II, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of April, 2011.

Notary Public

My Commission Expires:

E. JEAN P. HUDSON NOTARY PUBLIC HINDS COUNTY MISSISSIPPI

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 34626 E. JEAN P. HUDSON Commission Expires Jan. 5, 2012 HINDS COUNTY

Property Owner & Address: Lester Calvin McClain, Trustee of the Lester Calvin McClain Revocable Trust
305 Long Valley Road
Brentwood, TN 37027

Tax Parcel No 05911018900

Property Address: 636 Baldwin Court
Nashville, TN 37207

MAIL TAX
BILLS TO: Lester Calvin M
305 Long Valley Road
Brentwood, TN
37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $43,276.22 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 18th day of April, 2011.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY