File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20120032397 DEEDWARR
Recvd: 05/03/12 08:39 2 pgs
Fees:13.00 Taxes:9990.00
20120503-0037902

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 51284
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
George I. Lazenby Virginia Lazenby 1407 Chickering Road Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 14405000300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,700,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John W. McClellan and spouse, Jo Ella McClellan**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **George I. Lazenby and spouse, Virginia Lazenby,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, described as follows:

TRACT 1: A Certain tract or parcel of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described as follows:

Being Lot No. 9 on the unrecorded map of the property of Edwin Warner, being parts of the Belle Made and Page Lands, described according to a copy of a survey thereof made in August 1935, by W. B. Southgate, Surveyor as follows:

Beginning at a point in the northwesterly margin of the Chickering Road, formerly Belle Meade Pike, which point is 272 feet southwest of the southeast corner of the land conveyed to H. Frank Burkholder and wife, by deed for Edwin Warner and wife, of record in Book 1001, page 12, Register's Office for said County; thence north 40° west 350 feet to a point; thence south 51° 30' west 215 feet; thence south 39° 30' east 350 feet to the northwesterly margin of the Chickering Road, formerly Belle Meade Pike; thence with the margin of the same in a northeasterly direction 272 feet to the point of beginning.

TRACT 2: A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described according to a survey made by Z. J. Wilkerson, Surveyor, December 30, 1950, as follows:

Beginning at the northwest corner of the property conveyed to John H. Dubuisson by deed from Edwin Warner and wife, of record in Book 1040, page 624, said Register's Office; thence with Dubuisson's westerly line south 51° 30' west 215 feet to his southwest corner; thence north 40° west 218 feet; thence north 22° east 187 feet to the southwest corner of a 1.48 acre tract; thence with the southerly line of said tract south 49° 15' east 312.4 feet to the beginning.

Being the same property conveyed to John W. McClellan and wife, Jo Ella McClellan, by Warranty Deed from Maclin P Davis, Jr., an unmarried person, dated May 26, 2004 and recorded on June 4, 2004, of record in doc. No. 20040604-0066336, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2012 and subsequent years.

This is improved property, known as: 1407 Chickering Road, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of May, 2012.

John W. McClellan

Jo Ella McClellan

State of TENNESSEE
County of DAVIDSON

On this 2nd day of May, 2012 , before me the undersigned authority, personally appeared John W. McClellan and Jo Ella McClellan , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $2,700,000.00

Affiant

Sworn and subscribed before me this the 2nd day of May, 2012

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public