This instrument was prepared by: Frank S. King, Jr., Attorney
507 American Trust Building
Nashville, Tennessee

BOOK 4247 PAGE 334

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ivan McClanahan, et ux	Fidelity Federal Savings	12D-11515
(NAME) 4109 Edwards Ave.	(NAME) Loan 401 Union Street	Map 61-10
(STREET ADDRESS OR ROUTE NUMBER) Nashville 37216 Tenn.	(STREET ADDRESS) Nashville, Tenn.	Par. 47
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and no/100 ($10.00) ---------- *Dollars,*

cash in hand paid by Ivan McClanahan and wife, Mable McClanahan, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the further consideration of the assumption by the said Ivan McClanahan and wife, Mable McClanahan, of the balance owing under the terms of a deed of trust executed by William True and wife, Alice D. True, and recorded in Book 2898, page 163, Register's Office for Davidson County, Tennessee, to secure to Fidelity Federal Savings & Loan Association, payment of a note,

we, William True and wife, Alice D. True,

have this day bargained and sold, and do hereby transfer and convey unto the said

Ivan McClanahan and wife, Mable McClanahan,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being the northerly 70 feet of Lot No. 138 on the Plan of Maplewood Heights Subdivision, as of record in Book 547, pages 77 and 78, Register's Office for said County.

Said part of Lot No. 138 fronts 70 feet on the westerly side of Edwards Avenue and extends back between parallel lines 300 feet to a dead line.

Being the same real property conveyed to William True and wife, Alice D. True, by deed from David E. Walker and wife, of record in Book 3673, page 147, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,000.00

Subscribed and sworn to before me, this the 25 day of June 1968

Affiant William True

My commission expires: 1-26-71 (Affix Seal)

Notary Public Wm A. Truett, Jr.

This is { unimproved / improved (X) } property, known as 4109 Edwards Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said

Ivan McClanahan and wife, Mable McClanahan,

their *(successors), heirs and assigns forever.* We *covenant that* We are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as aforesaid.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ivan McClanahan and wife, Mable McClanahan, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 25 *day of* June, 19 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William True

Alice D. True

Mable McClanahan

Ivan McClanahan

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* William True and wife, Alice D. True, A N D Ivan McClanahan and wife, Mable McClanahan, ... *the within named bargainor S, with whom I am personally acquainted, and who acknowledged that* they ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville ..... *Tennessee, this* 25 ..... *day of* June ....., *19* 68.

My Commission Expires Jan. 26, 1971 ..... *Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ..... *the within named bargainor, a corporation, and that* ....*he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires.....

JUL-1 68	CONV	12,000.00				
JUL-1 68	S'TAX		A*	31.20		
JUL-1 68	P&F FEE		A*	.50		
JUL-1 68	W'DEED		A*	3.00	*	34.70

WARRANTY DEED

FROM

WILLIAM TRUE et ux

TO

IVAN McCLANAHAN et ux

A 0 3 4 8 3

IDENTIF. REFERENCE

JUN 31 8 35 AM '68

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE