This instrument prepared by: Glendon M. Fisher, Jr., Atty.
410 Nashville Bank & Trust Bldg.
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4266 PAGE 500

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Steranka, et ux	Fidelity Fed. Savings & Loan Asso.	
(NAME:) 6004 Kenwood Drive	(NAME:) 401 Union Street	Map 158-8
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37215	(STREET ADDRESS) Nashville, Tenn. 37219	Par. 3
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ($10.00) - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - Ten and No/100 - - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid by Joseph Steranka and wife, Irene C. Steranka, and other good and valuable consideration, the receipt of all of which is hereby acknowledged,

we, Earl B. McClanahan, Jr., and wife, Barbara C. McClanahan,

have bargained and sold, and by these presents do transfer and convey unto the said Joseph Steranka and wife, Irene C. Steranka, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 7th Civil District of Davidson County, Tennessee, being lot No. 508 on the Plan of Hillsboro Park, Section 9, as of record in book 2663, page 97, Register's Office for said County.

Said lot No. 508 fronts 197 feet on the southeasterly side of Kenwood Drive and runs back 361 feet on the northeasterly line and 214 feet on the southwesterly line to a dead line, measuring 246.2 feet thereon.

Being the same property conveyed to Earl B. McClanahan, Jr., and wife, Barbara C. McClanahan, by deed from Wirt Courtney, Trustee, of record in book 3407, page 291, said Register's Office.

This conveyance is made subject to:

1. Easements and other rights with reference to water lines, mains and supply as set out in contract between J. L. Webb, Agent, and Paul M. Davis, of record in book 872, page 505, Register's Office for Davidson County, Tennessee.

2. Ten-foot easement for public utility purposes along rear line of premises, anchor easement in northeast corner, and conditions of owners certificate as shown on plan of record in book 2663, page 97, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in an instrument of record in book 2435, page 237, as amended by instruments of record in book 2603, page 440,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 43,700.00

Subscribed and sworn to before me, this the 5th day of September, 1968

Affiant

My commission expires May 19 1969 (Affix Seal)

Notary Public

STATE OF TENNESSEE

and book 4207, page 397, Register's Office for Davidson County, Tennessee, placed on premises by instrument of record in book 2855, page 475, Register's Office for said County, a copy of which is hereto attached.

I, Vernon ~~N.~~ M. Williams, pursuant to the authority vested in me by instrument of record in book 4207, page 397, said Register's Office, and pursuant to Paragraph 3 of Item 7 of restrictions recorded in book 2435, page 237, said Register's Office, join in this conveyance for the purpose of giving my written consent for this conveyance, but in so doing, the committee appointed by Hillsboro Park, Inc., of which I am a member, reserves the right to pass upon the purchaser or to exercise its option in the event Joseph Steranka and wife, Irene C. Steranka, ever desire to sell the herein described property.

This is unimproved ( ) improved (X) property, known as 6004 (House Number) Kenwood Drive (Street) P. O. Address: Nashville, Tenn. (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joseph Steranka and wife, Irene C. Steranka, their *heirs and assigns, forever.*

And we *do covenant with the said* Joseph Steranka and wife, Irene C. Steranka, *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,* except 1968 taxes, which have been prorated and assumed by the grantees.

And we, the said Earl B. McClanahan, Jr., and wife, Barbara C.McClanahan, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Joseph Steranka and wife, Irene C. Steranka, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hands this* 5th *day of* September, *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.*

Earl B. McClanahan, Jr.

Earl B. McClanahan, Jr.

Barbara C. McClanahan

Barbara C. McClanahan

HILLSBORO PARK, INC.

By: Vernon M. Williams

Vernon ~~N.~~ M. Williams, Committee Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Henry A. Gillespie, a Notary Public in and for said County and State, the within named Earl B. McClanahan, Jr., and wife, Barbara C. McClanahan,

the bargainors, 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 5th day of September, 1968.

Henry A. Gillespie, Notary Public.

Commission Expires May 19th, 1969

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Henry A. Gillespie, a Notary Public in and for said County and State, the within named M. Vernon Williams

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 5th day of September, 1968.

Henry A. Gillespie, Notary Public.

Commission Expires May 19th, 1969

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 purposes 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.....

1-10-18,283 #43,700=

WARRANTY DEED

FROM

Earl B. McClanahan, Jr., et ux

TO

Joseph Steranka, et ux

PLEASE FILE

HENRY A. GILLESPIE CO.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE
DAVIDSON COUNTY, TENNESSEE

A 112023

IDENTIF. REFERENCE

SEP 6 2 49 PM '68

SEP-6-68 DEED
SEP-6-68 STAX
SEP-6-68 CONV

43,700.00
A* 113.52
A* .50
A* 6.00
* 120.02

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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