THIS INSTRUMENT PREPARED BY:
Leroy J. Ellis, III, Attorney
806 Nashville Bk. & Tr. Bldg.
Nashville, Tenn. 37201

WARRANTY DEED

BOOK 4441 PAGE 172

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard James McClanahan (NAME:)	Guaranty Mortgage Company (NAME:)	50-50503
205 Bart Drive (STREET ADDRESS OR ROUTE NUMBER)	311 Seventh Ave., No. (STREET ADDRESS)	
Antioch, Tenn. 37013 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TWO THOUSAND and NO/100----------
----------($2,000.00)---------- *DOLLARS*
cash in hand paid by Richard James McClanahan and wife, Donna Gail McClanahan, the Grantees herein, the receipt of which is hereby acknowledged, and in further consideration of the said Grantees' assumption of and agreement to pay the principal sum of $19,207.84, the unpaid principal balance on a Deed of Trust Note executed by Frederick John Wood and wife, Twyla Jeane Wood, dated April 17, 1969, payable to the order of Guaranty Mortgage Company of Nashville, in the original principal amount of $19,450.00, with principal and interest payable as therein provided, and secured by a Deed of Trust of record in Book 4327, page 176, Register's Office for Davidson County, Tennessee, which unpaid principal balance the Grantees, by acceptance of this Deed, assume and agree to pay as provided in said Note, We, Frederick John Wood and wife, Twyla Jeane Wood,

have bargained and sold, and by these presents do transfer and convey unto the said Richard James McClanahan and wife, Donna Gail McClanahan, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Colewood Acres Section 2, of record in Book 3700, page 135, Register's Office for said County.

Said Lot No. 88 fronts 105.82 feet on the southerly side of Bart Drive and runs back 110 feet on the easterly line and 170.6 feet on the westerly line to a dead line measuring 97.56 feet thereon.

Being the same property conveyed to Frederick John Wood and wife, Twyla Jeane Wood, by deed from Bill Wheeler Construction Company, Inc., of record in Book 4327, page 174, Register's Office for said County.

M. LYNNE HALLIDAY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 21,207.84

Subscribed and sworn to before me, this the 26th day of August 19 70

Richard James McClanahan
Affiant

My commission expires: 11-7-73
(Affix Seal)

M. Lynne Halliday
Notary Public

Grantors will deliver possession of said property to the Grantees on September 13, 1970, or, sooner, at the option of the Grantors.

This is improved (X) property, known as 205 Bart Drive, Antioch, Tennessee 37013
(House Number) (Street) P. O. Address: (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 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,* except for 1970 real estate taxes, the payment of which is assumed by Grantees, and by restrictive covenants, easements and set back lines of record, and the aforesaid Deed of Trust.

And we *do further covenant and bind* 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.*

Witness our hands *this* 26 *day of* August, 19 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Frederick John Wood

Ivryla Jeane Wood

BOOK 4441 PAGE 174

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, M. Lynne Halliday, *a Notary Public in and for said County and State, the within named* Frederick John Wood and Twyla Jeane Wood

the 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* 26 *day of* August, *19* 70.

M. Lynne Halliday, *Notary Public.*

Commission Expires 11-7-73

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

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

Witness my hand and official seal at ....., *this* ..... *day of* ....., *1* .....

....., *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 .....

WARRANTY DEED

FROM

FREDERICK JOHN WOOD ET UX

TO

RICHARD JAMES McCLANAHAN ET UX

415 Lurendun Rd

Qtl B.S 37211

(Do not publish this page)

A 880521

IDENTIF. REFERENCE

AUG 26 12 25 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG26'70 CONV 21,207.81

AUG26'70 STAX A* 55.12

AUG26'70 PRTFEE A* .50

AUG26'70 MTGFEE A* 6.00 * 61.62

BOOK 4441 PAGE 175

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE