This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

H. Preston Balthrop Et Ux

TO

Roy H. McLain Et Ux

For draftsman's use

This instrument prepared by:
Clyde P. Holland, Atty.
1408 Parkway Towers
Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy H. McLain (NAME)	First and Mid-South Mortgage Co (NAME)	Map 25-12
110 Dora Drive (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Par. 69
Goodelttsville Tenn 37072 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

B 1626 9

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

MAY 26 10 28 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$27,600.00 Roy H. McLain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May, 1971

Clyde P. Holland
Notary Public

MY COMMISSION EXPIRES: 5-12-74

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

For and in Consideration of the sum of----------TEN AND NO/100----------

----------($10.00)---------- DOLLARS cash in hand paid by ROY H. MCLAIN and wife, MELBA J. MCLAIN, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we

H. PRESTON BALTHROP and wife, BETTY BALTHROP

have bargained and sold, and by these presents do transfer and convey unto the said

ROY H. MCLAIN and wife, MELBA J. MCLAIN

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. 11 on the Plan of Ranchwood Estates, Section 2, as of record in Book 3600, page 67, Register's Office for said County.

SAID Lot fronts 190 feet on the southeasterly side of Dora Drive and extends back 210.5 feet on the northeasterly line and 209.28 feet on the southwesterly line to a dead line and measures 191.40 feet thereon.

BEING part of the same property conveyed to H. Preston Balthrop and wife, Betty Balthrop by deed from Hardcastle Developers, Inc., as of record in Book 4377, page 487, said Register's Office.

This conveyance is made subject to plan of record which shows an owners certificate, a 150-foot easement building setback line from Dora Drive, a 10-foot easement for utilities along the rear, a 2 1/2 x 30-foot anchor easement at both front corners, a 3 x 15 foot anchor easement at Dora Drive at the approximate northeasterly 1/3 of the lot, a 15-foot water line easement across the northeasterly part of the lot and locates the TVA easement, building setback line from Dora Drive amended to 120 feet by instrument dated April 28, 1971 as of record in Book 4505 page 227 . said Register's Office, TVA easement of record in Book 1237, page 308, restrictions recorded August 4, 1964, in Book 3797, page 290.

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This is ( ) unimproved (X) improved property, known as 110 Dora Drive (House Number) (Street) Goodlettsville (City or Town) 37072 P. O. Address: (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ROY H. MCLAIN and wife, MELBA J. MCLAIN their heirs and assigns, forever.

And we do covenant with the said ROY H. MCLAIN 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 current taxes.

And H. PRESTON BALTHROP and wife, BETTY BALTHROP do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said ROY H. MCLAIN and wife, MELBA J. MCLAIN their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 20th day of May, 19 71

H. Preston Balthrop
H. PRESTON BALTHROP

Betty Balthrop
BETTY BALTHROP

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H. Preston Balthrop and wife, Betty Balthrop 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 20th day of May, 19 71.

ROSCOE P. HOLLAND NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Roscoe P. Holland, Notary Public.

Commission expires 5-12-74

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 .

MAY26 CONV 27,600.00
MAY26 STAX A* 71.76
MAY26 RDFEE A* 50
MAY26 RECFEE A* 3.00
95.26

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

, Notary Public.

Commission expires .

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