THIS INSTRUMENT PREPARED BY
THEODORE E. CARVER
ATTORNEY-AT-LAW
122 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,000

Wm. M. McC.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 71.

Theodore E. Carver
Notary Public

MY COMMISSION EXPIRES: 4-28-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William M. McClain (NAME)	(Same) (NAME)	Map 82-9
113 Knob Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 222
Hendersonville, Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par. 223

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~, I, Curtis Rucker, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William M. McClain

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Two Tracts of land in Davidson County, Tennessee, as follows:

TRACT NO. I: Being part of lot No. 23 on the Plan of H. W. McGavock's Addition, as of record in Book 17 page 640 Register's Office for said County, described as follows:
BEGINNING on the westerly margin of Second Avenue, North, formerly Market Street, at a point 156 feet north of the northerly margin of Monroe Street, said point being 14 feet north of the corner of lots Nos. 23 and 24; thence with the westerly margin of Second Avenue, North, northwardly 46 feet; thence at right angles westwardly 134 feet 4 inches, more or less, to the easterly margin of an alley; thence with said alley, southwardly 46 feet; thence at right angles eastwardly 134 feet 4 inches, more or less, to the beginning.

TRACT NO. II: Being part of lots Nos. 23 and 24 on the Plan of H. W. McGavock's Addition, as of record in Book 17 page 640 Register's Office for said County, described as follows:
BEGINNING at the southeast corner of Wm. Maskey's lot on Market Street and running thence South with Market Street 40 feet; thence west at angles 142.4 feet; thence north 40 feet to Maskey's rear corner; thence east with Maskey's southern line to the beginning, and being 14 feet off the south side of lot No. 23 and 26 feet off the north side of lot No. 24 in said plan.

Being the same property conveyed to Curtis Rucker, Trustee by deed from Peggy McCanless, a widow, of record in Book 4165 Page 364 Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property known as 1307 and 1309 Second Avenue, North, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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, unless otherwise herein set out; and we do further covenant and bind ourselves, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 3rd day of June, 19 71

Curtis Rucker, Trustee
Curtis Rucker, Trustee

STATE OF TENNESSEE
Davidson County

BOOK 4508 PAGE 24

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Curtis Rucker, Trustee

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, Tennessee, this 3rd day of June 1971

Commission expires 4-28-75

Theodore E. Carver
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Curtis Rucker, Trustee

TO
William M. McClain

B 17557

IDENTIF. REFERENCE

JUN 4 1 17 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN-4-71	CONV	*9,000.00			
JUN-4-71	S'TAX		A*	23.40	
JUN-4-71	PR'FEE		A*	.50	
JUN-4-71	W'DEED		A*	3.00	* 26.90

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File Thomas K 78.