WARRANTY DEED

BOOK 4676 PAGE 741

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Spence Talley et ux.	Same	
(NAME) 4029 University Avenue	(NAME)	63-B
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory, Tennessee	(STREET ADDRESS)	6E
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Six Thousand and no/100 ---------- ($6,000.00) ---------- *Dollars,*

cash in hand paid by Spence Talley and wife, Willie Ann Talley, the receipt of which is hereby acknowledged,

We, Major William McClain and wife, Janie Elizabeth McClain,

have this day bargained and sold, and do hereby transfer and convey unto the said Spence Talley and wife, Willie Ann Talley, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lots Nos. 3, 4, 5 and 6 on the Plan of Hadley Bend City, Block S, as of record in book 421, page 120, Register's Office for Davidson County, Tennessee, described as follows:
Said lots front together 200 feet on the westerly side of Hadley Bend Boulevard, and extends back between lines 150 feet to a dead line.
Being the same property conveyed to Major William McClain by deed from J. W. Denis, Trustee, of record in book 1972, page 473, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $6,000.00

Subscribed and sworn to before me, this the 29th day of January, 19 73

Affiant: Spence Talley

My commission expires: 4/25/76 (Affix Seal)

Notary Public: Mary Enhen

This is improved ( ) unimproved (X) property, known as ..... Hadley Bend Boulevard, Old Hickory, 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 belonging to the said Spence Talley and wife, Willie Ann Talley, 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 taxes for 1973 which are prorated and assumed by the grantees.

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

Witness our hand & this 29th day of January, 19 73, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

× William McClain
× Janie Elizabeth McClain

This Instrument Was Prepared By Major Dewey W. Pedigo (mc)
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, a Notary Public in and for said County and State, Major William McClain and wife, Janie Elizabeth McClain,

the within named 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 29th day of January, 19 73.

Mary Emery
Notary Public

Commission expires 4/25/76

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 _____

JAN30 CONV *6,000.00
JAN30 S'TAX A* 15.60
JAN30 PRFEE A* .50
JAN30 WDEED A* 4.00 * 20.10

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201
218946

WARRANTY DEED

FROM Major William McClain et ux.

TO Spence Talley et ux.

B 92908

IDENTIF. REFERENCE

JAN 30 9 53 AM '73

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 250-2450
NASHVILLE, TENNESSEE