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FORM NO. WD-1

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,900.00

Ron D. McClanahan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November 1975

Notary Public

MY COMMISSION EXPIRES: Jan. 26, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RON D. MCCLANAHAN (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	
120 Lake Terrace Circle (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	136-14
Nashville, Tn. 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	54

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, K & W, Inc.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ron D. Mcclanahan and wife, Kathy P. McClanahan

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:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Castlegate, Section 1, as of record in Book 4460, page 115, Register's Office for said County.

Said Lot No. 54 fronts 42.10 feet on the southerly side of Lake Terrace Circle and runs back 160.0 feet on the northeasterly line and a total of 207.65 feet on the southerly line which is a broken line to a line in the rear which measures 75.87 feet.

Being the same property conveyed to K & W, Inc., by deed from J. Melvin Jones and wife, Hazel Jones of record in Book 4647, page 244, said Register's Office; and by deed from Matt Paul Hilger and wife, Louise Hilger of record in Book 4633, page 240, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 120 Lake Terrace Circle, Nashville, Tennessee 37217
(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 S this 17th day of November, 1975

Secretary-Treasurer

RECORDER'S MEMO
Legibility of Writing, Typing or Printing Unsatisfactory When Received.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, George R. Woods, a Notary Public in and for said County and State, the within named Ron D. McClanahan et ux, Kathy P. McClanahan

the bargainor~~s~~, 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 Nashville, Tennessee, this 17th day of November 19 75

Commission expires Jan. 26, 1977

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, George R. Woods, a Notary Public within and for the State and County aforesaid, personally appeared H. Ray Williams and _____ with whom I am personally acquainted and who upon (his oath) (~~their several oaths~~) acknowledged (himself) (themselves) to be the Senator, Treas and _____ respectively of the K & W, Inc., the within named bargainor, a corporation, and that (he) as such Secretary, Sec. and _____ (they) being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said H. Ray Williams as such Secretary, Treas and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 17th day of November, 19 75

My commission expires Jan 26, 1977

Notary Public

510271-6

WARRANTY DEED

FROM

K & W, INC.,

TO

Ron D. McClanahan and wife, Kathy P. McClanahan

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

D 2497 6

IDENTIF. REFERENCE

Nov 18 3 28 PM '75

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

NOV 18 75	CONV	42,900.00			
NOV 18 75	CS'TAX		B*	111.5	
NOV 18 75	PR'FEE		B*	.50	
NOV 18 75	W'DEED		B*	4.00	* 116.04

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.