BOOK 4992 PAGE 97

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,089.50

Jackie L. McWhirter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January, 19 76

Notary Public

MY COMMISSION EXPIRES: 9-28-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilkins, Adams & Weems Attys., Fidelity Federal Bldg., Nash., TN.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack L. McWhirter (NAME)	SAME (NAME)	14D 37620
3980 Baxter Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 8-0
Joelton, Tenn. 37080 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par. 7

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, James Thomas McClurkan and wife, Dorothy H. McClurkan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jackie L. McWhirter and wife, Alma McWhirter

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:

A Tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey by Hickerson and Hickerson, Engineers, dated February 22, 1964, as follows:

BEGINNING at a point in the center of Baxter Road, marked by a railroad spike, the southwest corner of the Chester Chambers property; thence with Chamber's southerly line, south 88° 06' east 1258.7 feet to an iron pin; thence south 4° 15' west 217.9 feet to a point; thence north 89° 15' west 1214 feet to a point in the center of Baxter Road; thence with the center of said road, north 5° 15' west 241 feet to the point of beginning, containing 6.2 acres, more or less.

BEING the same property conveyed to James Thomas McClurkan and wife, Dorothy H. McClurkan by deed from John F. Lynn and wife, Cecil K. Lynn of record in Book 4420, page 752, Register's Office, for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a Vendor's lien in favor of John F. Lynn and wife, Cecil K. Lynn, of record in Book 4420, page 752, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3980 Baxter Road Joelton, Tennessee 37080
(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 our hands this 22nd day of January, 19 76

James Thomas McClurkan

Dorothy H. McClurkan

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Thomas McClurkan and wife, Dorothy H. McClurkan

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 22nd day of January 1976

Commission expires 9-8-79

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 (his oath / their several oaths) acknowledged (himself / themselves) 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

James Thomas McClurkan and wife,

Dorothy H. McClurkan

TO

Jackie L. McWhirter and wife,

Alma McWhirter

D 33806

IDENTIF. REFERENCE

JAN 28 10 13 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

WILKINS & ADAMS, ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

JAN28'76	CONV	22,089.50			
JAN28'76	S'TAX		B*	57.46	
JAN28'76	PR'FEE		B*	.50	
JAN28'76	W'DEED		B*	4.00	* 61.96