BOOK 4992 PAGE 158

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Charles T. McClain,Sr. Et Ux

TO

Joe T. Swafford, Trustee

For draftsman's use

This instrument prepared by
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe T. Swafford,Trustee (NAME)	Guaranty MortgageCompany (NAME)	80-12
109 Fairfax Avenue (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	5
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

D33832

IDENTIF. REFERENCE

JAN 28 10 52 AM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January, 19 76

Notary Public.

MY COMMISSION EXPIRES: 7-22-76

(AFFIX SEAL)

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

----------($10.00)---------- DOLLARS

cash in hand paid by JOE T. SWAFFORD, Trustee and other good and valuable considerations, receipt of which is hereby acknowledged, and the agreement by the said Joe T. Swafford, Trustee to assume and agree to pay a loan in the original amount of $15,400.00, payable to Guaranty Mortgage Company and secured by deed of trust of record in Book 4672, Page 324, Register's Office for Davidson County, Tennessee, in conformity with the terms and conditions stated therein.

CHARLES T. MCCLAIN,SR. and wife, ROCHELLE F. MCCLAIN

have bargained and sold, and by these presents do transfer and convey unto the said JOE T. SWAFFORD, TRUSTEE with full power to mortgage, pledge, lease or convey without the joinder of any beneficiary his successors, 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. 309 on the Plan of Bordeaux Gardens, Section One, of record in Book 3300, Page 91, Register's Office for said County.

SAID Lot No. 309 fronts 63.0 feet on the westerly side of Crowe Drive and runs back 85.81 feet on the southerly line and 116.6 feet on the northerly line to a rear line on which it measures 60.5 feet.

BEING the same property conveyed to Charles T. McClain,Sr. and wife, Rochelle F. McClain by deed from Bethel Brown and wife, Dorothy D. Brown, of record in Book 4672, Page 322, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owner's certificate, a 30-foot minimum building setback line from Crowe Drive and a 10-foot easement for public utility and drainage purposes along the rear line of said lot; restrictions of record in Book 3465, Page 403, Register's Office for Davidson County, Tennessee.

BOOK 4992 PAGE 159

WD-2

This is {unimproved / improved (X)} property, known as 3203 Crowe Drive (House Number) (Street) Nashville P. O. Address: (City or Town) (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 JOE T. SWAFFORD, Trustee with full power his successors, ~~heirs~~ and assigns, forever.

And we do covenant with the said JOE T. SWAFFORD, Trustee with full power 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 as of record.

And we, Charles T. McClain, Sr. and wife, Rochelle F. McClain do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said JOE T. SWAFFORD, Trustee his successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 24th day of January, 19 76

CHARLES T. MCCLAIN, SR.

ROCHELLE F. MCCLAIN

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, Charles T. McClain, Sr. & wife, 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 24th day of January, 19 76

Mark R. Sellers
Notary Public.

My commission expires: 10-6-79

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 15,000.00 CONV, the within named bargainor, a corporation, and that he as such $39.00, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as $4.00 * 43.50 W'DEED, JAN 28 '76 TAX FREE.

Witness my hand and seal, at office in .....,

this .....day of....., 19.....

....., Notary Public.

Commission expires.....