ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Clarence Preston	Same	
(NAME) 1908 Ashton Avenue	(NAME) Same	81-15
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Same	330
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $2,000.00

TWO THOUSAND AND.....NO/100 DOLLARS

Paid in cash by CLARENCE PRESTON, the receipt of which is hereby acknowledged.

We, J. F. McClellan and Dora McClellan,

have bargained and sold, and by these presents do transfer and convey unto the said Clarence Preston

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 37 on the Map of Bransford Realty's Company's Re-Subdivision of part of the Manlove Addition, of record in Book 421, Page 53, of the Register's Office for said County.

Said Lot No. 37 fronts 35 feet on the northerly side of Thompson Street and runs back between lines 135.3 feet more or less to an alley.

Being the same property conveyed to J. F. McClellan and wife, Dora McClellan, by deed from Lester Joyner and wife, Clara Joyner of record in Book 1682, page 526, said Register's Office.

JAN28'77	CONV	*2,000.00			
JAN28'77	S'TAX		B*	5.20	
JAN28'77	PR'FEE		B*	.50	
JAN28'77	RECD		B*	4.00	* 9.70

This is unimproved (X) improved ( ) property, known as 1724 Knowles Street (House Number) (Street)

Nashville, Tennessee 37203

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 27th day of January, 19 77.

J. F. McClellan

Dora McClellan

BOOK 5110 PAGE 54

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____ a Notary Public in and for said County and State, the within named J. F. McClellan and wife, Dora McClellan

~~S~~

the bargainor _____, 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 27th day of January, 19 77.

My commission expires 2-28-1980 Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 2,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

J. F. McClellan

Sworn to and subscribed before me
this 27th day of January, 19 77.

My commission expires 2-28-1980 Notary Public _____

This instrument was prepared by:

Attorney J. F. McClellan, 941 Jefferson Street, Nashville, Tennessee

Name | Address

WARRANTY DEED

FROM

J. F. McCLELLAN & wife,

DORA McCLELLAN

TO

CLARENCE PRESTON

D 87202

REFERENCE

JAN 28 1 25 PM '77

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

Mail to J. F. McClellan - 941 Jefferson St Nash Tenn 37208