BOOK 5269 PAGE 530

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April 1978.

Deputy Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF Feb 1978.

Notary Public

MY COMMISSION EXPIRES: 2-29-79

(AFFIX SEAL)

No. 96

THIS INSTRUMENT WAS PREPARED BY
SAGER & SAGER ATTORNEYS, 923 Main Street, Nashville, Tenn. 37206
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES A. MCCLAIN & wife	Owner	map 83-6
ARCHELENE (NAME) MCCLAIN	(NAME)	par 119
-1103 Matthews Place	(STREET ADDRESS)	27W043A5
(STREET ADDRESS OR ROUTE NUMBER)		
Nashville, Tenn. 37206		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, MAGDELENE MARTIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES A. MCCLAIN and wife ARCHELENE MCCLAIN

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: Her undivided interest

Being the ~~s~~ northerly one half of Lot No. 45 on the Plan of Beaumont Place, of record in Book 332, page 38, said Register's Office.

Said part of Lot No. 45 fronts 50 feet on the westerly side of Manchester Avenue and runs back 116 feet on the northerly line adjoining Lot No. 44 and 96.5 feet on the southerly line to an alley in the rear, measuring 55 feet thereon.

Being the same property conveyed to Clara Swift, now deceased, by deed from Rosa Bell Duncan of record in Book 4079, page 874 Register's Office for Davidson County and further being the same property inherited by Magdelene Martin from Clara Swift, now deceased.

This is unimproved ( ) improved (XX) property, known as 199½ Manchester Avenue, Nashville, Tennessee
(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 this 6 day of Feb, 19 78

Magdelene Martin

NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES

STATE OF TENNESSEE
Davidson County

BOOK 5269 PAGE 531

Personally appeared before me, ~~Dottie Herald~~ MAGDELENE MARTIN, a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6 day of Feb 19 78

Commission expires ✓ 8-29-79

✓ Dottie Herald
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
MAGDELENE MARTIN

TO
CHARLES A. MCCLAIN and wife
ARCHELENE MCCLAIN

E 58092

IDENTIF. REFERENCE

APR 5 9 34 AM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR-5 78	CONV	*2,500.00				
APR-5 78	S'TAX		B*	6.50		
APR-5 78	PR'FEE		B*	.50		
APR-5 78	W'DEED		B*	4.00	*	11.00