FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Dixie S. Treadway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April, 1978.

Notary Public

MY COMMISSION EXPIRES: 10/25/[illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq., 20th Floor, First American Center, Nashville, Tn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DIXIE S. TREADWAY (NAME)	SAME (NAME)	Map 104-5
3635 Knollwood Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 137
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	25W 06800

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, RUBY McCLELLAND and husband, BASIL JAY McCLELLAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DIXIE S. TREADWAY

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:

BEING Lot NO. 11 on the Map of Richland Realty Company's Subdivision of Lots Nos. 328, 329 and 356 in West Lawn Subdivision, as of record in Book 421, page 79, Register's Office for said County.

SAID Lot No. 11 fronts 50 feet on the southerly side of Murphy Road, formerly Minnesota Avenue and runs back 340.5 feet on the easterly line and 363 feet on the westerly line to an alley, measuring 55 feet thereon.

BEING the same property conveyed to William F. Monahan and wife, Ruby T. Monahan (now McClelland) by deed from William Stewart and wife, Della Mae Stewart, of record in Book 2249, page 215, Register's Office for Davidson County, Tennessee. The said William F. Monahan having since died. The said Ruby T. Monahan has since re-married and is now Ruby T. McClelland. Her husband, Basil Jay McClelland joins in this conveyance for the purposes of conveying whatever right, title or interest which he might have in the property.

This is improved (X) unimproved ( ) property, known as 3811 Murphy Road, Nashville, Tennessee 37209
(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 hand s this 11th day of April, 1978

RUBY McCLELLAND
Ruby T. McClelland

BASIL JAY McCLELLAND
Basil J. McClelland

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named Ruby McClelland and husband, Basil Jay McClelland

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 11th day of April, 19 78

Commission expires 10/28/78

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
Ruby McClelland and husband,

Basil Jay McClelland

TO
Dixie S. Treadway

Please record and file in Box "7"
Alan L. Saturn, Attorney

E 59796

IDENTIF. REFERENCE

APR 14 9 21 AM '78

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 14 78	CONV	20,000.00			
APR 14 78	S'TAX		B*	52.00	
APR 14 78	PR'FEE		B*	.50	
APR 14 78	W'DEED		B*	4.00	* 56.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.