BOOK 5290 PAGE 355

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,953.30

David S. St. Clair
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 1978

Notary Public

MY COMMISSION EXPIRES: 8-18-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Clyde Paul Holland, Attorney; 2016 Parkway Towers, Nashville, Tn.37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David S. St. Clair etux	SAME	
(NAME)	(NAME)	
130 Radner Drive	130 Radner Drive	Map 148-7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	Parcel 87
(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, Gerald L. Kornegay and wife, Sandra Lynn Kornegay

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David S.St.Clair and wife, Linda A. St.Clair

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:

Land in Davidson County, Tennessee, being Lot No. 836 on the Plan of Cherokee Hills, Section VIII , as of record in Book 3700 page 154, Register's Office for said County.

Said Lot No. 836 fronts 70.0 feet on the northwesterly margin of Radner Drive and extends back 150.0 feet on the westerly line and 150.0 feet on the easterly line to a line in the rear on which it measures 70.0 feet.

Being the same property conveyed to Gerald L. Kornegay and wife, Sandra Lynn Kornegay by deed from John D. Minton and wife, Patricia A. Minton, of record in Book 4995, page 321, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants contained in instrument of record in Book 4198, page 609, said Register's Office and to an owner's certificate contained in the recorded plan showing a 30 foot minimum building setback line from Radner Drive and a 10 foot easement for public utility purposes along the rear line of said lot.

This is unimproved ( ) improved (X) property, known as 130 Radner Drive in 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 our hand s this 25th day of May, 19 78

Sandra Lynn Kornegay
SANDRA LYNN KORNEGAY

Linda L Kornegay
GERALD L. KORNEGAY

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gerald L. Kornegay and wife, Sandra Lynn Kornegay

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 25 day of May 19 78

Commission expires F-18-81

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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 Gerald L. Kornegay et ux Sandra Lynn Kornegay

TO David S. St.Clair et ux Linda A. St.Clair

E 6 7 5 1 2

IDENTIF. REFERENCE

MAY 26 9 03 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Filed Rec'd

Attorneys Title Company
Tides Guaranteed
NASHVILLE, TENN.

MAY26 78	CONV	37,953.30			
MAY26 78	S'TAX		B*	98.80	
MAY26 78	PR'FEE		B*	.50	
MAY26 78	W'DEED		B*	4.00	* 103.30