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Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

30,350.00

Danny L. Ostrander
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2-22-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny L. Ostrander (NAME)	Allstate Enterprises Mortgage Corporation (NAME)	3DZ 42026
227 Theodore Drive (STREET ADDRESS OR ROUTE NUMBER)	525 N. Cabrillo Park Drive, #200 (STREET ADDRESS)	95-2
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Santa Ana, CA 92701 (CITY) (STATE) (ZIP)	79

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: Frank Claxton and wife Jimmie Lou Claxton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny L. Ostrander and wife Susan J. Ostrander

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. 51 on the Map of Walnut Grove Subdivision as of record in Book 2133, page 87, Register's Office for said County.
SAID Lot No. 51 fronts 73 feet on the easterly side of Theodore Road, and runs back 150.5 feet on the north line and 146.3 feet on the south line to a dead line which is a broken line, measuring 88.3 feet thereon.

Being the same property conveyed to Frank Claxton, Single, by deed from Elizabeth J. Jester, Michael Boyle and Linds Boyle, of record in Book 4363, page 357, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, easements and rights of way of record.

This is unimproved ( ) improved (XX) property, known as 227 Theodore Drive (House Number) (Street) Nashville, TN 37214 (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 6TH day of JULY, 1978

Frank Claxton Frank Claxton

Jimmie Lou Claxton Jimmie Lou Claxton

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 Frank Claxton and wife Jimmie Lou Claxton

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 6TH day of JULY, 19 78.

Commission expires 2-21-79

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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

File Box 11

WARRANTY DEED

FROM Frank Claxton

TO Danny L. Ostrander

E 75590

IDENTIF. REFERENCE

JUL 10 8 44 AM '78

FELIX Z. WILSON TE REGISTER
DAVIDSON COUNTY, TENN.

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

JUL 10 78	CONV	30,350.00			
JUL 10 78	S'TAX		B*	78.78	
JUL 10 78	PR'FEE		B*	.50	
JUL 10 78	W'DEED		B*	4.00	* 83.28