Instrument Prepared By:

BOOK 5336 PAGE 941

Kelley, Herbert & Crawford
Poor, L & C Tower
Nashville, Tn.

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 128-11-33 | Mr/Mrs Alan B. McClellan | Mortgage Corp. of the South<br>P. O. Box 10726<br>Birmingham, Alabama 35202 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. 94075 |
| 9D-26783 | 517 Holt Valley Road | PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED |

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated May 13, 1977, in the original principal sum of $29,500.00, payable to Mortgage Corporation of the South, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Francis Martin and wife, to Lawrence Z. Crockett, Trustee, as of record in Book 5149, page 281,

FRANCIS MARTIN and wife, HEATHER MARTIN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ALAN B. McCLELLAN and wife, TWILLA J. McCLELLAN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 9 on the Plan of Holt Meadows, as of record in Book 4300, page 174.

Said Lot No. 9 fronts 70.0 feet on the southerly margin of Holt Valley Drive and extends back 158.43 feet on the westerly line and 166.5 feet on the easterly line, to a line in the rear which is a broken line, on which it measures 92.67 feet.

Being the same property conveyed to Francis Martin and wife, Heather Martin, by deed from Larry Kenneth Cox and wife, Linda J. Cox, as of record in Book 5149, page 279.

This conveyance is made subject to restrictions of record in Book 4767, page 930.

| | | | | | |
|---|---|---|---|---|---|
| SEP 12 80 | CONV | 40,487.73 | | | |
| SEP 12 80 | S'TAX | | B* | 105.30 | |
| SEP 12 80 | PR'FEE | | B* | .50 | |
| SEP 12 80 | W'DEED | | B* | 4.00 | * 109.80 |

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except as shown above and 1978 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 8th day of September, 19 78

Francis Martin

Heather Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5336 PAGE 942

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Francis Martin and wife, Heather Martin

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, the 8th day of September, 1978.

Notary Public

My commission expires: 4-18-82

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 40,487.73 Amount

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September, 19 78

MY COMMISSION EXPIRES: 4-18-82 (AFFIX SEAL) Notary Public

E 88264

IDENTIF. REFERENCE

SEP 12 3 44 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

FRANCIS MARTIN AND WIFE

TO

ALAN B. McCLELLAN AND WIFE

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires:

Notary Public