BOOK 5377 PAGE 402

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

Janet Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December, 19 78.

Betty L. Thompson
Notary Public

MY COMMISSION EXPIRES: 8/15/79

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES G. STRANCH, III (NAME)	SAME (NAME)	
131 Harpeth Valley (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	127-12
Nashville, Tenn. 37221 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	16

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, O. B. McCLINTON and wife, JO ANN McCLINTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES G. STRANCH, III, et ux JANE B. STRANCH

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. 20 on the Plan of Bellevue Manor Subdivision, as of record in Book 3600, pages 32 and 33, Register's Office for said County, to which plan reference is hereby made for a more complete description.

SAID Lot No. 20 fronts 192.30 feet on the northerly side of Harpeth Valley Road and extends back 195 feet on the easterly line and an unknown distance on the westerly line, to a broken line in the rear which measures 222.34 feet.

BEING the same property conveyed to O. B. McClinton and wife, Jo Ann McClinton by deed from Carol N. Little of record in Book 5110, page 93, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to First Federal Savings and Loan of Waverly, of record in Book 5110, page 95, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

unimproved ( )
This is improved (X) property, known as _____ (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 December, 19 78

X O. B. McClinton
O. B. McCLINTON

X Joann McClinton
JO ANN McCLINTON

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named O. B. McClinton and wife, Jo AnnMcClinton

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 December 19 78

Commission expires 8/15/79

Betty G. Ehrlichman
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

TO

F. 0 6 2. 0. 3

IDENTIF. REFERENCE

DEC 21 9 59 AM '78

FELIX Z. ANDERSON II REGISTER
DAVIDSON COUNTY, TENN.

Felix Reg 7

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC 21 78	CONV	57,000.00			
DEC 21 78	S'TAX		B*	148.20	
DEC 21 78	PR'FEE		B*	.50	
DEC 21 78	W'DEED		B*	4.00	* 152.70