WARRANTY DEED

6439 [illegible]

FROM JAMES MICHAEL McLEAN and wife, MELINDA RICE McLEAN

BOOK 5422 PAGE 156

ADDRESS NEW OWNER(S) AS FOLLOWS:	PHILL S. PHARR and wife, SHARON F. PHARR 116 Valley Green Drive Nashville, Tennessee
SEND TAX BILLS TO:	MOULTON, ALLEN & WILLIAMS, INC. P. O. BOX 10025 Birmingham, Alabama 35202
PREPARED BY:	CLYDE PAUL HOLLAND 2016 Parkway Towers Nashville, Tennessee 37219
MAP-PARCEL NOS:	162-6 252

File Box 47 ALAN SATURN

F. 2 4 4 5 7.

IDENTIF. REFERENCE

APR 17 10 46 AM '79

FEE $ 7.7 DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF DAVIDSON} FB5DU60003

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,100.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 day of April, 1979

DATE

NOTARY PUBLIC

COMMISSION EXPIRES 8/18/82

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of TEN DOLLARS

($10.00) DOLLARS

cash in hand paid by PHILL S. PHARR and wife, SHARON F. PHARR, and other good and valuable consideration, receipt of which is hereby acknowledged,

JAMES MICHAEL McLEAN and wife, MELINDA RICE McLEAN

GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

PHILL S. PHARR and wife, SHARON F. PHARR

their (his, her, its) heirs, successors 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. 23 on the Plan of Valley Green as of record in Book 4460, Page 96, Register's Office for said County.

SAID Lot No. 23 fronts 77.5 feet on the northerly margin of Valley Green Drive and runs back 130.0 feet between parallel lines.

BEING the same property conveyed to James Michael McLean and wife, Melinda Rice McLean by deed from James W. Moore, unmarried, of record in Book 4996, Page 942, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owner's certificate, a 30-foot minimum building setback line from Valley Green Drive and a 10-foot easement for public utility and drainage purposes along the rear line of said lot; and a 2 1/2 x 25 foot utility anchor easement located on the southwesterly corner of said lot; to restrictions of record in Book 4622, Page 277, said Register's Office; and to all other easements, restrictions and matters of public record, including taxes for the year 1979 and subsequent years.

unimproved ( )
This is improved (X) property, known as 116 Valley Green Drive, Nashville, Tennessee
Number Street City State 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, successors 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 except of record.

AND the undersigned GRANTORS do(es) further covenant and bind themselves, their heirs and representatives, to WARRANT and forever defend the title to the said land to the said GRANTEES, their heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hand S this 11 day of April 19 79

JAMES MICHAEL McLEAN

MELINDA RICE McLEAN

{STATE OF TENNESSEE ; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named JAMES MICHAEL McLEAN And Wife, MELINDA RICE McLEAN

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee
City State

this 11 day of April 19 79

8-18-81
Comission Expires

Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared with whom I am personally acquainted, and who, upon oath, acknowledged self to be (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5422 PAGE 158

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			45100.00-	CO
			117.26	CO TX
			.50	PRFEE
			4.00	WDEED
			CHECK	121.76-
6439A	04/17/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 2 4 4 5 7

IDENTIFICATION REFERENCE

APR 17 10 47 AM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 677770