7581 03/09 10,00- CHECK

WARRANTY DEED

BOOK 5705 PAGE 876

PREPARED FROM INFORMATION AND DOCUMENTS PROVIDED BY THE PARTIES

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,000.

Gerald W. McClellan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 1981.

Notary Public

MY COMMISSION EXPIRES 5-18-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ROBINSON & GWIN, ATTORNEYS 107 Donelson Pike, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
GERALD W. McCLELLAN (NAME)	-SAME- (NAME)	04D-24906
524 Frankfort Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 75-4
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Parcel 84

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, DOROTHY T. McCLELLAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GERALD W. McCLELLAN

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. 317 on the Plan of Section Five, Tulip Grove, of record in Book 4175, page 71, Register's Office for said County.

Said Lot No. 317 fronts 91.30 feet on the northwesterly margin of Frankfort Drive and extends back 135.0 feet on the northeasterly line and 136.38 feet on the southwesterly line to a dead line in the rear, measuring 88.79 feet thereon.

Being the same property conveyed to Gerald W. McClellan and wife, Dorothy T. McClellan by virtue of a deed dated September 21, 1971, from Tucker L. Haynes and wife, Billie J. Haynes, as of record in Book 4541, page 336, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an existing first mortgage indebtedness in favor of Guaranty Mortgage Company or assigns, which obligation Grantee hereby assumes.

The escrow account as it relates to this property is hereby transferred to Grantee, as is the hazard insurance.

This conveyance is made pursuant to a Property Settlement Agreement of record in Case No. 80D-4771, Circuit Court for said County.

This is improved (X) unimproved ( ) property, known as 524 Frankfort Drive, Hermitage, TN 37076
(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 30th day of January, 1981

Dorothy T. McClellan
Dorothy T. McClellan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

5705 PAGE 877

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy T. McClellan

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

Witness my hand and official seal at Nashville, Tennessee this 30th day of January, 1981

Commission Expires 5-18-81

Notary Public

STATE OF
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 {his oath / their several oaths} acknowledged {himself / themselves} to be the and respectively of the the within named bargainor, a corporation, and that {he / they} {as such and being authorized so to do, executed the foregoing instrument for the purpose 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

G 27580

RUSH

IDENTIFICATION REFERENCE

FEB 2 8 28 AM '81

PREPARED FROM INFORMATION AND DOCUMENTS PROVIDED BY THE PARTIES

WARRANTY DEED

FROM
DOROTHY T. McCLELLAN

TO
GERALD W. McCLELLAN

TITLE INSURED BY POLICY NUMBER:
-NONE-

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5705 PAGE 878

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			130[illegible].00- CO	
			39.60 CO TX	
			.50 PRFEE	
			6.00 MISC	
			CHECK	40.30-
			75814CE/CE/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 27-58 U

IDENTIF. REFERENCE

FEB 2 8 28 AM '81

No. 804556