81-2-11

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

George M. McClain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF FEBRUARY, 1981.

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

Pete

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 1208 FIDELITY FEDERAL BUILDING, NASHVILLE, TN. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GEORGE MCCLAIN (NAME)	OWNER (NAME)	81-12-12
1709 10th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, JAMES W. FULLER AND WIFE, DORIS J. FULLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEORGE MCCLAIN, UNMARRIED AND RUTH M. JACKSON, UNMARRIED, AS TENNANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

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 the south 42.5 feet of Lot No. 287 on McGavock's Addition of record in Book 21, page 23, Register's Office for said County.

SAID part of said Lot No. 287 fronts 42.5 feet on the west side of 10th Avenue North and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to James W. Fuller and wife, Doris J. Fuller by deed from Caesar E. Urrutia of record in Book 5558, page 865, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee (s) herein.

The grantors herein certify that at the time of the conveyance by Bruce Wade Cloyd of record in Book 4936, page 962, Register's Office for Davidson County, Tennessee, he was married but seperated from wife and his wife was for many years a resident of the State of Michigan.

This is unimproved ( ) improved (XX) property, known as 1709 10th Avenue North (House Number) (Street) Nashville, Tennessee (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 17th day of FEBRUARY, 1981

James W. Fuller
JAMES W. FULLER

Doris J. Fuller
DORIS J. FULLER

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 JAMES FULLER AND WIFE, DORIS J. FULLER

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 17th day of FEBRUARY 19 81.

Commission expires 4/22/84

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they), 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
JAMES W. FULLER AND WIFE,

DORIS J. FULLER

TO
GEORGE MCCLAIN

G 29760

IDENTIF. REFERENCE

FEB 18 12 25 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

02/18 71.50- CHECK

432

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

25000.00- CO
65.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 71.50-
0432A02/18/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 9 7 6 0

IDENTIF. REFERENCE T

FEB 18 12 25 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 807302