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 $ _____

55,950.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE 19 31

Notary Public

MY COMMISSION EXPIRES: 4-17-33

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer, Attorneys, 20th Floor, 1st American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. McClearen (NAME)	First Tennessee Bank, NA Memphis (NAME)	147-2-53
316 Binkley Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 474 (STREET ADDRESS)	6DU-21715
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38101 (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, Lahman B. Runsick and wife Maurice F. Runsick

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John M. McClearen and wife Lelah B. McClearen

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. 393 on the Plan of Caldwell Hall, Section III, as of record in Book 2900, Page 131, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.
BEING the same property conveyed to Lahman B. Runsick et ux Maurice F. Runsick by deed from The Kennedy Corporation of record in Book 3252, Page 401, said Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (XX) property, known as 316 Binkley Drive Nashville, TN 37211
(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 12TH day of JUNE, 19 31

Lahman B. Runsick

Lahman B. Runsick

Maurice F. Runsick

Maurice F. Runsick

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 Lahman B. Runsick and wife Maurice F. Runsick

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 12TH day of JUNE 19 81

Commission expires 4-17-83

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 (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 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
Lahman B. Runsick

TO
John M. McClearen

G 4 6 0 6 4

IDENTIF. REFERENCE

JUN 15 8 51 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SATURN & MAZER, ATTORNEYS
20th Floor, 1st American Center
Nashville, Tennessee - 37238

10'7 35/15 151.34 - CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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
			55950.00-	CO
			145.34	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	151.84-
			1007A06/15/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 4, 6 U. 6 4

IDENTIF. REFERENCE

JUN 15 8 51 AM '81

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

No. 827112