FORM NO. WD-1

BK 13

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,000.00

Melanie N. Keiffer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April 1984.

Notary Public

MY COMMISSION EXPIRES: April 20, 1986
(AFFIX SEAL)

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

THIS INSTRUMENT WAS PREPARED BY		
NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph D. McClanahan, Jr. (NAME)	Fidelity Federal Savings & Loan Assn (NAME)	5DII-42411
338 Tusculum Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	162-1-19
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Evelyn Coffey Keiffer, &C/N the heir at law of Hallie H. Coffey, having since deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph D. McClanahan, Jr.

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. 16 on the Plan of Fairlane Park of record in Book 2331, page 107, Register's Office for said County, described as follows:

Said Lot No. 16 fronts together 293.70 feet on the northerly side of Tusculum Road, and runs back a total of 316.70 feet on the west line and 400.0 feet on the east line to a line in the rear which measures 199.1 feet thereon.

Being the same property conveyed to Hallie H. Coffey by deed from Donald L. Winters and wife, Joyce P. Winters of record in Book 2902, page 489, Register's Office for said County, the said Hallie H. Coffey having since died the property is vested in the heirs at law of Hallie H. Coffey.

FELIX A. MILLOUGH, JR. REGISTER
DAVIDSON COUNTY, TN
APR 10 3 03 PM '84

IDENTIF. REFERENCE

I 1 4 6 2 9

CHECK

This is improved (X) unimproved ( ) property, known as 338 Tusculum Road, Antioch, Tennessee 37013
(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 6th day of April, 1984

Evelyn Coffey Keiffer

H. L. Keiffer

04/10 105.30-

7432

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Geraldene Bartley, a Notary Public in and for said County and State, the within named Evelyn Coffey Keiffer and H. L. Keiffer

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 6th day of April, 1984

Commission expires April 20, 1986

Geraldene Bartley
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

430420-4

WARRANTY DEED

FROM
Evelyn Coffey Keiffer

TO
Joseph D. McClanahan

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

38000.00- CAMT.
98.80 CSTAX:
.50 PRFEE
6.00 WDEED
CHECK 105.30-
7432A04/10/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1 4629

IDENTIF. REFERENCE

APR 10 3 03 PM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 27223