D0745

BOOK 6486 PAGE 817

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,118.76

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF January, 1985

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CHARLES F. BROWN, JR - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip H. McLeod	Lumbermen's Inv. Corporation	6DU74730
(NAME)	(NAME)	
661 Tobylynn Drive	P. O. Box 40	MAP 161-6
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Austin, TX 78767	PARCEL 199
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Jim Marston McClary and wife, Sue G. McClary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip H. McLeod and wife, Joanie P. McLeod

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. 181 on the Plan of Huntington Park, Section Two, as of record in Book 4175, Page 108, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jim Marston McClary and wife, Sue G. McClary by deed from Folk-Jordan Company, Inc. of record in Book 5005, Page 584, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4393, Page 383, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Jim Marston McClary and wife, Sue G. McClary, to Paul P. Wilson, Trustee, for Schumacher Mortgage Company, Inc., dated March 12, 1976, and filed for record in Book 5005, Page 586, Register's Office for said County, with an unpaid principal amount of approximately $33,368.76, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

THIS conveyance is subject to an N.E.S. Loan which the grantees herein hereby assume and agree to pay.

This is unimproved ( ) improved (XX) property, known as 661 Tobylynn 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 heir 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 covey 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 31st day of January, 19 85

Sue G. McClary

Jim Marston McClary

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Jim Marston McClary and wife, Sue G. McClary~~ (or proved to me on the basis of satisfactory evidence) 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 31st day of January, 19 85.

Commission expires 10-20-85

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted/and who upon (his oath / their several oaths) acknowledged (himself / themselves) (or proved to me on the basis of satisfactory evidence) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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

8722 02/05/85 93.96- CHECK

I 8 1 0 0 2

IDENTIF. REFERENCE

FEB 5 10 20 AM '85

FELIX Z. HUDSON JR. REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Jim Marston McClary
Sue G. McClary

TO

Phillip H. McLeod
Joanie P. McLeod

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

CHARLES F. BROWN, JR.
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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

72118.76- CAMT.
187.46 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 193.96-
8722A02/05/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 81002

IDENTIF. REFERENCE

FEB 5 10 20 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 106186