Fl. Box 3

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April, 19 85

Notary Public

MY COMMISSION EXPIRES: 10-24-88

(AFFIX SEAL)

BOOK 6534 PAGE 842

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick G. McClarty (NAME)	Mortgage Trust Company (NAME)	MAP 98-1
5109 Roxborough Drive (STREET ADDRESS OR ROUTE NUMBER)	2401 Hillsboro Road, Suite 100 (STREET ADDRESS)	PARCEL 88
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	4D-51224

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, William Lee Vickery, Jr. and wife, Regina C. Vickery

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick G. McClarty and wife, Sandra J. McClarty

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.

BEING Lot No. 90 on the Plan of Roxborough Subdivision, as of record in Book 5200, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to William Lee Vickery, Jr. and wife Regina C. Vickery by deed from Randall Phillips Builders, Inc., of record in Book 5455, page 242, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 5302, page 669, Register's Office for said County.

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

I 9 7 0 6 5

IDENTIF. REFERENCE

APR 17 9 04 AM '85

REGISTER OF DEEDS FOR DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 5109 Roxborough 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 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 12th day of April, 19 85

Regina C. Vickery

William Lee Vickery, Jr.

3587

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6534 PAGE 843

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Lee Vickery, Jr. and wife, Regina C. Vickery

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 April, 19[illegible]

Commission expires 10-14-95

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, 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

WARRANTY DEED

FROM
William Lee Vickery, Jr.
Regina C. Vickery

TO
Patrick G. McClarty
Sandra J. McClarty

RETURN TO:
SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6534 PAGE 844

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
			81000.00- CAMT.	
			210.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 217.10-	
			8587A04/17/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 7 0 6 5

IDENTIF. REFERENCE

APR 17 9 04 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 125503