348538

This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

file 35

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Guardian Electric Corporation	Guardian Electric Corp	
(NAME)	(NAME)	
2nd Avenue North	3811 Charlotte Ave.	Map 82-9
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville Tn 37209	PARCEL 222 and 223
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BOOK 6547 PAGE 355

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars,*

Cash in hand paid by Guardian Electric Corporation and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

William M. McClain, and wife, Mary Frances McClain

have this day bargained and sold, and do hereby transfer and convey unto the said Guardian Electric Corporation

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Two Tracts of land in Davidson County, Tennessee, as follows:

TRACT NO. I: Being part of lot No. 23 on the Plan of H. W. McGavock's Addition, as of record in Book 17, page 640, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of Second Avenue, North, formerly Market Street, at a point 156 feet north of the northerly margin of Monroe Street, said point being 14 feet north of the corner of lots Nos. 23 and 24; thence with the westerly margin of Second Avenue North, northwardly 46 feet; thence at right angles westwardly 134 feet 4 inches, more or less, to the easterly margin of an alley; thence with said alley, southwardly 46 feet; thence at right angles eastwardly 134 feet 4 inches, more or less, to the beginning.

TRACT NO. II: Being part of lots Nos. 23 and 24 on the Plan of H. W. McGavock's Addition, as of record in Book 17, page 640, Register's Office for said County, described as follows:

BEGINNING at the southeast corner of Wm. Maskey's lot on Market Street and running thence South with Market Street 40 feet; thence west at angles 142.4 feet; thence north 40 feet to Maskey's rear corner; thence east with Maskey's southern line to the beginning, and being 14 feet off the south

(See "EXHIBIT A")

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 14,800.00

Subscribed and sworn to before me, this the 29th day of April, 19 85

Affiant

My commission expires: 5-20-87 (Affix Seal)

Notary Public Judy A Dobbs

unimproved ( )
This is improved ( ) property, known as 2nd Avenue North, Nashville, Tennessee
(House Number) (Street) P O Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever, and we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered

( )
( )

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

Whenever 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 hands this 29th *day of* April, 19 85, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

William M. McClain

Mary Frances McClain

Mary Frances McClain

( )
( )
( )

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* William M. McClain, and wife, Mary Frances McClain

the within named bargainor , 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 *this* 29th *day of* April, *19*85.

NOTARY PUBLIC AT LARGE, Tennessee

Commission expires 5-20-87 Judy A Dobbs *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the the within named bargainor, a corporation, and that he as such being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as

Witness my hand and seal, at office in this. day of , 19

Notary Public

Commission expires

EXHIBIT A

side of the lot No. 23 and 26 feet off the north side of lot No. 24 in said plan.

Being the same property conveyed to William M. McClain, by deed from Curtis Rucker, Trustee of record in Book 4503, page 23, Register's Office of Davidson County, Tennessee.

J01288

IDENTIFICATION REFERENCE

MAY 2 2 24 PM '85

DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
William M. McClain

Guardian Electric Corporation

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____ BOOK 6547 PAGE 357

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

14500.00- CONT.
37.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 44.20-
3787A05/02/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J012288

IDENTIF. REFERENCE

MAY 2 2 24 PM '85

DAVIDSON COUNTY, TN

No. 130577