FILE BOX 30

BOOK 0809 PAGE 147

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 25,500.00

Subscribed and sworn to before me, this the 13 day of March 19 86

My commission expires: Jan 11 1989 (Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Southeast Title of Tenn., Inc. from information supplied by the parties.
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Lyle R. McClanahan, et.al.	SAME
225 Peachtree Street (STREET ADDRESS)	(STREET ADDRESS)
Nashville, TN 37210 (CITY STATE ZIP)	(CITY STATE ZIP)

MAP & PARCEL NO. 119-05-0-058.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Nellie M. Thomas and Joel B. Vaughn, Co-Executors under the will of Nellie McClanahan

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Lyle R. McClanahan and wife, Elizabeth S. McClanahan, Frances M. Vaughn and husband, Joel B. Vaughn, Marion V. Cunningham and Carol Vance

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being the westerly 56 feet of Lot No. 4 on the map of W. F. Davis' Subdivision of Block 22, Cumberland Nurseries Plan of record in Book 332, page 25, Register's Office for said County.

Part of Lot No. 4 fronts 56 feet on the Southerly side of Peachtree Street and runs back between parallel lines 238 feet to an alley.

Being the same property conveyed to Nellie A. McClanahan by deed from Richard M. Atkinson, Trustee of record in Book 1238, Page 598, Register's Office for said County. The said Nellie A. McClanahan having sinced deceased. By will of Nellie McClanahan, Nellie M. Thomas and Joel B. Vaughn were named as Co-Executors and authorized to sell said property. Said will is recorded in Minute Book 153, Page 267, Probate Office for said County.

Nellie A. McClanahan and Nellie McClanahan are one and the same person.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 225 Peachtree Street, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 13 day of March, 19 86

Nellie M. Thomas

Joel B. Vaughn

State of Tennessee
County of Davidson

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On this 13 day of March, 1986, before me personally appeared Nellie M. Thomas and Joel B. Vaughn, Co-Executors, authorized ** to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed, in behalf of the estate.

**under the Will of Nellie A. McClanahan

Witness my hand and official seal.
My Commission expires:

January 10, 1989

Notary Public
Kenneth C. Kant

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE, TN 37219

8 4 7 4 7

IDENTIFICATION REFERENCE

MAR 20 1 52 PM '86

FELIX E. WILSON REGISTER
DAVIDSON COUNTY, TN

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

25500.00- CAMT.
66.30 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 72.80-
5070AC3/20/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 4 7 4 7

IDENTIFICATION REFERENCE

MAR 20 | 52 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 229339