THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115 mail

ORIGINAL

WARRANTY DEED

BOOK 6824 PAGE 448

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROY L. MCCLANAHAN et ux, (NAME)	SAME (NAME)	MAP 071-12-0
811 CHICKASAW AVENUE (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	PARCEL 139
NASHVILLE, TN 37207 (CITY) (P. O. ZONE) (STATE)	SAME (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which are hereby acknowledged, we

CLAUDE E. SWAIM ET UX, FRANCES ANN SWAIM hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said ROY L. MCCLANAHAN ET UX, ANNE MARIE MCCLANAHAN, hereinafter referred to as Grantees, their ..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 18 on the Plan of Victory Heights as of record in Book 1130, page 97, Register's Office for said County.

Said Lot No. 18 fronts 60 feet on the north side of Chickasaw Avenue and runs back between parallel lines, 150 feet to a dead end.

Being the same property conveyed to Claude E. Swaim et ux, Frances Ann Swaim by deed from James C. Summers et ux, Georgia Christine Summers of record in Book 3942, page 140, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 26,500.00

Subscribed and sworn to before me, this the 1st day of April 1986

Affiant Roy L McClanahan

My commission expires: 11-12-89 (Affix Seal)

Notary Public Diana L Montgomery

unimproved ( )
This is improved (X) property, known as 811 Chickasaw Avenue, Nashville, TN 37207
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their ..... *(successors), heirs and assigns forever.* 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.*

Witness our *hand S this* 26th *day of* March *19* 86 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

X Claude E Swaim
CLAUDE E. SWAIM

X Frances Ann Swaim
FRANCES ANN SWAIM

1 CHECK 1 0174 03/27/86 12:31

STATE OF ~~TENNESSEE~~ } ALASKA
COUNTY OF ~~DAVIDSON~~ }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, CLAUDE E. SWAIM ET UX, FRANCES ANN SWAIM

the within named bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Fairbanks, ALASKA ~~TENNESSEE~~, this 24th day of March, 19 86

Sarah L. Stuteke, Notary Public

Commission expires 11/27/88

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 .....

WARRANTY DEED

FROM

TO

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN
APR 9 8 37 AM '86

IDENTIFICATION REFERENCE

89820

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6824 PAGE 450

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
			26500.00- CAMT.	
			68.90 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	75.40-
			1062A04/09/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 9 8 2 0

IDENTIF. REFERENCE

APR 9 8 37 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 235213