B7446

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
DAVID A. ST. CLAIR	Security Federal Savings & Loan	134-13-37.01
(NAME)	(NAME)	
276 Garry Drive	4235 Hillsboro Road	5DU 10786
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN 37211	Nashville, Tennessee 37215	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------($10.00)---------- DOLLARS
----------TEN DOLLARS AND NO/100----------

Cash in hand paid by David A. St. Clair and other good and valuable consideration, the receipt of which is hereby acknowledged.

BOOK 7020 PAGE 984

TALMADGE W. GREER and wife, FREDA GREER have bargained and sold, and by these presents do transfer and convey unto the said DAVID A. ST. CLAIR

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 103 on the PLAN OF KENILWORTH ESTATES, SECTION 1, as of record in Book 2900, pages 105 and 106, Register's Office for said County.

Said Lot No. 103 fronts 70 feet on the northerly side of Garry Drive and extends back 144.8 feet on the easterly line and 144.1 feet on the westerly line to a dead line, measuring 70 feet thereon.

Being the same property conveyed to Talmadge W. Greer and wife, Freda Mae Greer by deed from L. A. Porter and wife, Glenda T. Porter of record in Book 3343, page 49, Register's Office for Davidson County, Tennessee.

5679

IDENTIFICATION REFERENCE

OCT 27 1 23 PM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 276 Garry Drive
(House Number) (Street)

Nashville, Tennessee
(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, which the appurtenances, 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.

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 24 day of September, 19 86.

Talmadge W. Greer
TALMADGE W. GREER

Freda Mae Greer
FREDA MAE GREER

BOOK 7020 PAGE 905

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said County and State, _____ the within named _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at Office in _____, this 24th day of September, 19 86

Bobbie S. Kuykendall
NOTARY PUBLIC

My Commission Expires: 5-13-89

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be _____ of the _____, the within bargainor, a corporation, and that he as such executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 1984.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 53,100.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

John M. Thosfeld

Sworn to and subscribed before me
this 24th day of September, 19 86.

My commission expires 5-13-89 Notary Public Bobbie S. Kuykendall

This instrument was prepared by:

Kristine M. Hanson, Attorney, 4235 Hillsboro Road., Nashville, TN 37215
Name Address

WARRANTY DEED

FROM

Talmadge W. Greer and

wife, Fred Mae Greer

TO

David A. St. Clair

UNION TITLE COMPANY, INC.
4235 Hillsboro Road
P.O. Box 158116
Nashville, Tennessee 37215-8116

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

RECEIVED OF _____

FOR _____

BOOK 7020 PAGE 966

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

53100.00- CAMT.
148.68 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 155.18-
8703A10/27/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 6 7 9 9

IDENTIFICATION REFERENCE

OCT 27 1 23 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 04843