STEWART , BLACK & UNDERHILL
ATTORNEYS AT LAW
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

Mail

BOOK 7041 PAGE 183

ADDRESS NEW OWNER(S):	MORTGAGEE:	MAP AND PARCEL NOS.
ROY L. MCCLANAHAN ET UX,	NONE	MAP 71-04
3001 HILLHURST DRIVE	NONE	PARCEL 065
NASHVILLE, TENNESSEE 37207	NONE	
	NONE	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) , cash in hand paid, and other good and valuable considerations, receipt and sufficiency of which are hereby acknowledged, VIRGINIA RUTH AGEE, A WIDOW, hereinafter referred to as " GRANTOR(S) ", has this day bargained and sold, and by these presents does hereby transfer and convey unto the said ROY L. MCCLANAHAN ET UX, ANNE MARIE MCCLANAHAN , hereinafter referred to as " GRANTEE(S) ", their heirs and assigns, certain real estate in Davidson County, Tennessee being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is unimproved property known as Lot No. 324, _____.

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) their heirs and assigns forever, and I covenant with the said Grantee(s), their heirs and assigns, that i am lawfully seized and possessed of the "Property" in fee simple, and have a good right to convey it, and that the same is unencumbered except as set forth on Exhibit "B" attached hereto and incorporated herewith.

Grantor(s) further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the "Property" to Grantee(s), their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) has caused this Warranty Deed to be executed as of the _____ day of Nov., 1986.

X Virginia Ruth Agee
VIRGINIA RUTH AGEE

6367.5

IDENTIFICATION REFERENCE

Nov 17 9 24 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 23,000.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Roy L McClanahan
AFFIANT

Subscribed and sworn to before me this the 14th day of November, 1986.

Deana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named VIRGINIA RUTH AGEE , the Bargainor with whom I am personally acquainted, and who acknowledged that she executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 14th day of November, 1986.

Deana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

" EXHIBIT A "

Being Lot No. 324 on the Final Plan of Joywood Heights, Section 2, as of record in Book 1130, pages 92 and 93, Register's Office for said County, and described as follows:

Said Lot fronts 60 feet on the westerly side of Jones Avenue and runs back between parallel lines 193 feet to a dead line.

Being the same property conveyed to James Thomas Agee et ux, Virginia Ruth Agee by deed from Floyd Adkisson et ux, Cora L. Adkisson of record in Book 3584, page 484, said Register's Office. The said James Thomas Agee having since died, property vests soley in Virginia Ruth Agee, his widow.

" EXHIBIT B "

This conveyance is subject to the restrictions of record in Book 1373, page 98, said Register's Office and the Plan of record in Book 1130, pages 92 through 93, said Register's Office.

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

RECEIVED OF _____

FOR _____

BOOK 7041 PAGE 187

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

	[illegible]300[illegible].00-	CAMT.
	64.40	CSTAX
	.50	PRFEE
	12.00	TDEED
VD	12.00-	TDEED
	12.00	WDEED
	[illegible]	76.90-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6452AT 11/7/86 BAL .00

6 3 6 7 5

IDENTIFICATION REFERENCE

Nov 17 9 21 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 12412