WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. McClellan & Thomas T. Raney (NAME)	SAME (NAME)	Map 117-3-B
3436 Hampton Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 226
Nashville TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	BOOK 7134 PAGE 147

MORTGAGEE: Richard H. Frank, Jr.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ XX I, Mary Delphia Frank, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. McClellan and Thomas T. Raney

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS. A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Unit No. P-4, Parcel No. 226, in a horizontal property regime which is located on the plat of Villager Condominium, of record in Book 5200, page 201, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Mary Delphia Frank, by quit-claim deed from Richard Frank, Jr. and wife, Katherine Frank, of record in Book 6790, page 279, said Register's Office.

The above property is conveyed subject to the following:

1. 1987 Metropolitan Government taxes.

2. The Master Deed of record in Book 5434, page 665, as corrected in Book 5487, page 967, said Register's Office, and the By-Laws appended thereto of record in Book 5434, page 708, said Register's Office.

3. Easement for Right of Way granted to State of Tennessee, of record in Book 4808, page 424, said Register's Office.

4. The Plan of record in Book 5200, page 201, said Register's Office.

unimproved ( )
This is improved (XX) property, known as Unit P-4, Parcel 226, Villager Condominium 2601 Hillsboro Road, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with 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 successors, assigns 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 singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of February, 19 87

Mary Delphia Frank

Mary Delphia Frank

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee this 10 day of Feb., 19 87

Commission Expires: 10/24/88

Robin E. Jones
Notary Public

ROBIN E. JONES NOTARY PUBLIC AT LARGE

STATE OF)
COUNTY OF)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he, they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this ___ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM
Mary Delphia Frank, an unmarried person

TO
John W. McClellan and Thomas T. Raney

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

IDENTIFICATION REFERENCE

FEB 11 12 10 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

$ 27.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 53,000.00

Thomas T. Raney

Subscribed and sworn to before me this 10 day of Feb., 19 87

My Commission Expires: 10/24/88

Robin E. Jones
Notary Public

ROBIN E. JONES NOTARY PUBLIC AT LARGE

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
			530[illegible] 0- CAMT.	
			148.40 CSTAX	
			.50 PRFE[illegible]	
			6.00 WDE D	
			CHECK 154.90-	
			9907A02/17/87 DAL .3[illegible]	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9:27:50

IDENTIFICATION REFERENCE

FEB 11 12 30 PM '87

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

No 44687