23

Address New Owner as Follows:

M. C. Rayner
317 Gatewood
Nashville, TN 37207

Send tax bills to:

SAME

Map & Parcel

Map 71-11, Parcel 189
12DA 25620

BOOK 7285 PAGE 740

WARRANTY DEED

FOR AND IN CONSIDERATION 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, Selma McClanahan and B. Y. McClanahan hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said M. C. Rayner and wife, Lorene M. Rayner and Gloria Dean Rayner, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly 50 feet of Lot No. 39 on the Map of Trinity Heights Addition, as of record in Book 161, page 38, Register's Office for said County.

Said part of said lot fronts 50 feet on the northerly side of Gatewood Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Selma McClanahan, for life, and at her death the remainder to vest in fee simple to B. Y. McClanahan, by deed from L. M. Nelson, Trustee in Deed Book, 2745, Page 445, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said M. C. Rayner and wife, Lorene M. Rayner and Gloria Dean Rayner, their heirs and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good right to convey it and that the same is unencumbered, unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate 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 on this the 22nd day of June, 1987.

Selma McClanahan
Selma McClanahan

B. Y. McClanahan
B. Y. McClanahan

Peggy G. McClanahan

4.2 1:23

IDENTIFICATION REFERENCE

JUL 2 10 12 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

and wife Peggy G. McClanahan

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

Witness my hand and official seal on this the 22nd day of June, 1987.

Tom G. Coleman Jr.
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 4-17-1988

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $31,100.00.

Affiant

Subscribed and sworn to before me this the 22nd day of June, 1987.

Tom G. Coleman Jr.
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 4-17-1988

This instrument was prepared by:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service
9000 East Church Street
Brentwood, TN 37209

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

RECEIVED OF _____

FOR _____

BOOK 7285 PAGE 742

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
			31100.00- CAMT.	
			87.00 STATE	
			.50 PRFEE	
			6.00 MORT	
			CHECK	93.50-
			5793A077027B7 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 2 1 2 3

IDENTIFICATION REFERENCE

JUL 2 10 12 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 100050