THIS INSTRUMENT PREPARED BY:

Mail

BOOK 7734 PAGE 673

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PATRICIA RUTH McCLANAHAN	SAME	MAP 131-03
(NAME)	(NAME)	
1709 Temple Avenue		PARCEL 203
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		16DA 27205
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of SEVENTY EIGHT THOUSAND AND 00/100---------- *Dollars.*

0437 12/22 0101 03CHECK 263.90

SARA HANCOCK

have this day bargained and sold, and do hereby transfer and convey unto the said PATRICIA RUTH McCLANAHAN, unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

BEING Lot No. 61 on the Map of Neil Hunt Subdivision of record in Book 974, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Boyd Hancock and wife, Sara Hancock by deed from Edward D. Cooper and wife, Sue McSwain Cooper of record in Book 1852, page 1, Register's Office for Davidson County, Tennessee; the said Boyd Hancock having since died.

96081

THE NTIFT REFERENCE

Dec 22 12 25 PM '88

FILED & RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 78,000.00

Subscribed and sworn to before me this the 20th *day of* December 19 88

Patricia R. McClanahan
Affiant

My commission expires March 11, 1990
(Affix Seal)

Notary Public

This is improved (XX) unimproved ( ) property, known as 1709 Temple Avenue, Nashville, Tennessee 37215
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the 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.

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 20th *day of* December, *19* 88 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sara Hancock
SARA HANCOCK by Orlean Wyatt, Attorney-in-Fact

by, Orlean Wyatt, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

_____

_____

the within named bargainor _____, *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 and official seal at _____ *Tennessee, this* _____ *day of* _____, *19*____.

_____*Notary Public*

Commission expires _____

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 (or proved to me on the basis of satisfactory evidence), 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 _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 1988, before me, Mitchell A. Watts, a Notary Public in and for said County and State, personally appeared Orlean Wyatt, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sara Hancock, and acknowledged that she executed the same as the free act and deed of the said Sara Hancock.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of December, 1988.

Mitchell A Watts
Notary Public

My Commission Expires: March 11, 1990

MITCHELL A. WATTS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

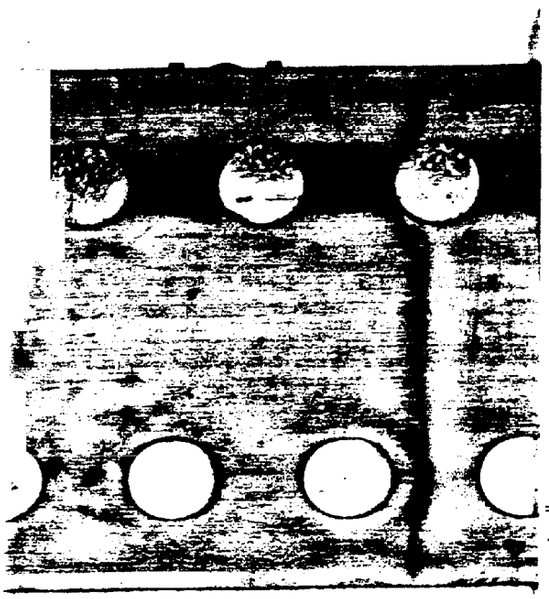
WARRANTY DEED

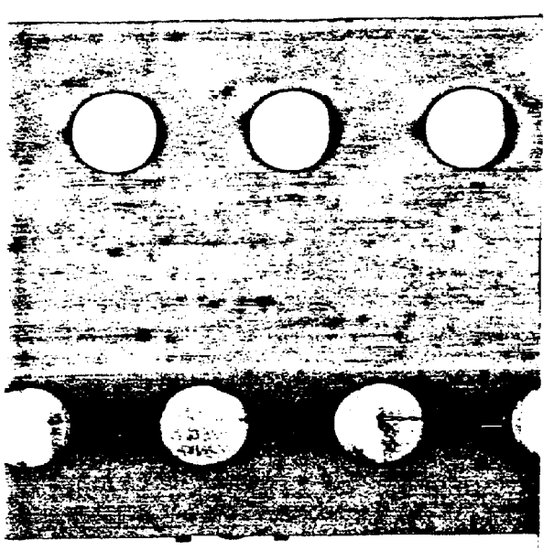
FROM

SARA HANCOCK

TO

PATRICIA RUTH McCLANAHAN





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

RECEIVED OF _____

FOR _____

BOOK 7734 PAGE 675

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

CAMT 78000.00
CON TX 257.40
PRFEE 0.50
WDEED 6.00
TOTAL 263.90
CHECK 263.90

12/22/88 01 12:30 0001 0437

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96081

IDENTIFICATION REFERENCE

DEC 22 12 29 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 166579