File Box 29

BOOK 8018 PAGE 145

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $76,745.99

Wayne P McClain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF January 19 90.

Notary Public

MY COMMISSION EXPIRES: May 25, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Wayne P. McClain (NAME)	Bailey Mortgage Company (NAME)	9D-37095
260 Clovernook Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1389 (STREET ADDRESS)	Map 94-8
Nashville, TN 37210 (CITY) (STATE) (P. O. ZIP)	Jackson, MS 39215-1389 (CITY) (STATE) (ZIP)	Parcel 56

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, William C. Taylor and wife, Betty Irene Taylor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne P. McClain, a single person

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 Lot No. 67 on the Plan of Clovernook Subdivision of record in Book 2900, pages 51 and 52, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 67 fronts 241.65 feet on the southwesterly side of Clovernook Drive and runs back 332.8 feet on the northwesterly line and 332.2 feet on the southeasterly line to a rear line measuring 147.5 feet thereon.

BEING the same property conveyed to William C. Taylor and wife, Betty Irene Taylor by deed from Bill Jarrett and wife, Alice Jarrett, of record in Book 5126, page 973, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 2994, page 126, said Register's Office, and all other easements and building lines of record.

IT IS UNDERSTDOOD AND AGREED that as part of the consideration of this transfer is the assumption of a certain deed of trust filed of record in Book 4500, page 439, said Register's Office, which the grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the grantee herein.

9821 01/03 0101 03CHECK 260.11

This is improved (XX) unimproved ( ) property, known as 260 Clovernook Drive, Nashville, TN 37210
(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 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 our hand s this 2 day of January, 19 89

William C. Taylor

Betty Irene Taylor

BOOK 8018 PAGE 146

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 William C. Taylor and wife, Betty Irene Taylor

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

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2 day of January 19 91

Commission expires May 8, 1991

Notary Public

STATE OF TENNESSEE }

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 purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

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

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

Notary Public

WARRANTY DEED

FROM
William C. Taylor and wife,

Betty Irene Taylor

TO
Wayne P. McClain

Return to:

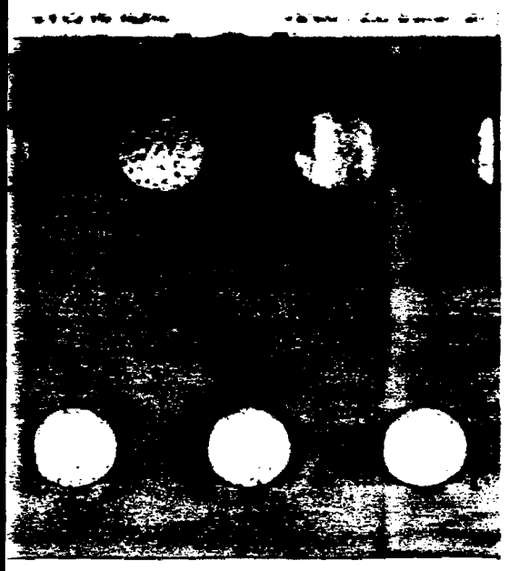
PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214

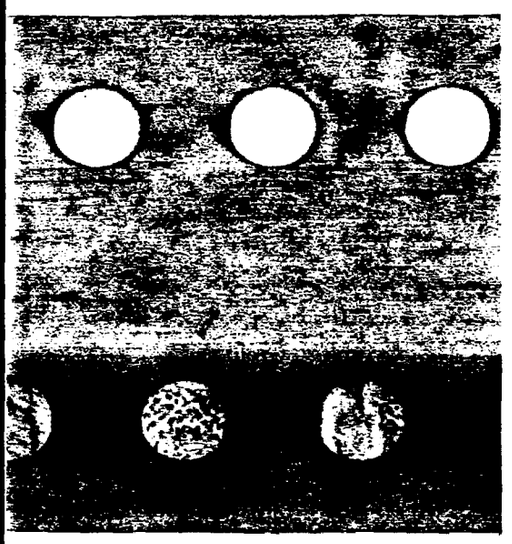
IDENTIFI REFERENCE

JAN 3 2 17 PM '91

DAVIDSON COUNTY, TN

9 3 5 9 7





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8018 PAGE 147

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	76745.99
CON TX	253.11
PRFEE	1.00
WDEED	6.00
TOTAL	260.11
CHECK	260.11

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/90 01 14:18 0001 9821

9359.1

IDENTIFICATION REFERENCE

JAN 3 2 17 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 280378