FORM No. WD-1

FILE 30246

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January 19 90

Notary Public

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOOK 8034 PAGE 972

**THIS INSTRUMENT WAS PREPARED BY**
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE, TN. 37203

| NAME / ADDRESS | | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| Gordon W. McBride, Jr. (NAME) | First Republic Mortgage (NAME) | MAP 61-16 - |
| 1429 Greenland Avenue (STREET ADDRESS OR ROUTE NUMBER) | 2090 Hewitt Avenue (STREET ADDRESS) | PARCEL 338 |
| Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP) | Kettering, Ohio 45440 (CITY) (STATE) (ZIP) | 15 DZ 22205 |

FOR AND 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, Rebecca J. Cline (now known as Rebecca J. McClard)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gordon W. McBride, Jr., unmarried

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.

LAND in Davidson County, Tennessee, being Lot No. 19 of Block "B" on the Map of Country Club Estates of record in Book 843, page 95, Register's Office for said County, to which plan reference is hereby made.

Being the same property conveyed to Rebecca J. Cline, married, by deed of record in Book 7213, page 353, Register's Office for Davidson County, Tennessee; Randall Eugene Cline quit claimed his interest to Rebecca J. Cline, now being Rebecca J. McClard, of record in Book 7798, page 420, Register's Office for Davidson County, Tennessee.

Rebecca J. Cline, Rebecca Janine Cline and Rebecca J. McClard being one and the same person.

David McClard herein joins to convey any and all right and interest he may have; especially his marital rights.

9 9 9 2 8

IDENTIF. REFERENCE

JAN 30 10 13 AM '90

DAVIDSON COUNTY TN.

7319 01/30 0101 03CHECK 163.75

This is improved ( xx ) unimproved ( ) property, known as 1429 Greenland Avenue, Nashville, TN 37216
(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 26th day of January, 19 90

Rebecca J. McClard

Rebecca J. McClard

David McClard

David McClard

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STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca J. McClard and husband, David G. McClard

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 Hendersonville, Tennessee, this 26th day of January, 19 90

Commission expires _____

Notary Public

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

My Commission Expires Nov. 21, 1992

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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 _____

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Rebecca J. McClard

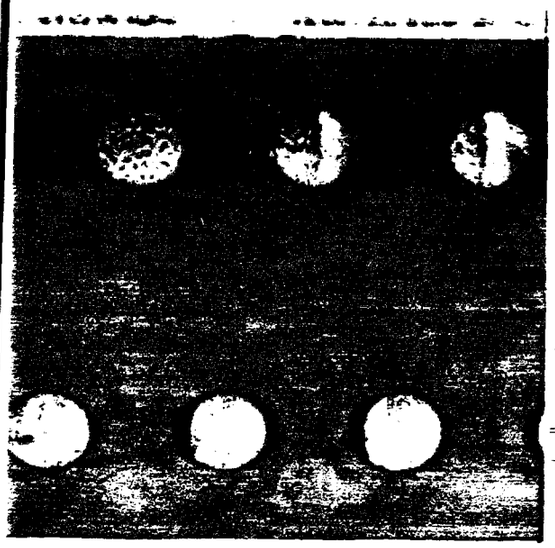
TO

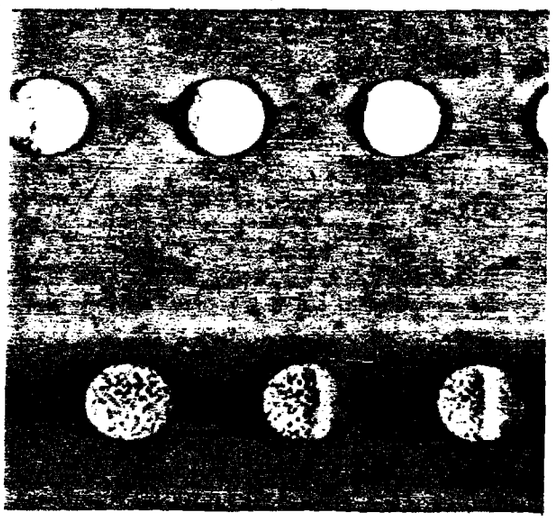
Gordon W. McBride, Jr., unmarried

RETURN TO:

Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

STEVEN G. WATERS
Attorney at Law





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

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 |
|---|---|---|---|---|

CAMT 47500.00
CON TX 156.75
PRFEE 1.00
MDEED 6.00
TOTAL 163.75
CHECK 163.75

01/30/90 01 10:09 0001 7319

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99926

IDENTIF. REFERENCE

JAN 30 10 13 AM '90

DAVIDSON COUNTY TN.

No. 288377