ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO (NAME)	MAP-PARCEL NUMBER
Ronald M. McClaron	SAME	119-5
4364- Enchanted Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	322
Nashville, Tennessee, 37218 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 8159 PAGE 963

For and in consideration of the sum of ----------Ten----------
----------($ 10.00)---------- DOLLARS

Cash in hand paid by the hereinafter named grantee , and other good and valuable considerations. The receipt of which is hereby acknowledged,

WE, Kenneth R. Christman, and Michael J. Christman, and Patricia Christman Clayton,

have bargained and sold, and by these presents do transfer and convey unto the said Ronald M. McClaron

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 164 on the Map of the Re-subdivision of Lots Nos. 3 and 4 and parts of Lots Nos. 5 and 6 in Cumberland Nurseries, as of record in Book 332, page 148, Register's Office for said County.

Said Lot No. 164 fronts 50 feet on the northerly side of Joyner Street and runs back 136.9 feet on the westerly line, and 137.5 feet on the easterly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to John R. Christman and wife, Mildred Christman by deed from Charles A. Trice and wife, Margaret Trice and Gertrude Trice and husband, Aldine Trice of record in Book 4473, page 776, Register's Office for Davidson County, Tennessee, the said John R. Christman and Mildred Christman having since died with John R. Christman having predeceased Mildred Christman and property now being vested in Kenneth R. Christman, Michael J. Christman and Patricia Christman Clayton under the will of Mildred Christman of record in W B 154, page 666, Probate Court, Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as 112-Joyner Avenue, Nashville, Tennessee
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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 24th day of July, 1990.

Kenneth R. Christman

Michael J. Christman

Patricia Christman Clayton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, N. E. Dixon, a Notary Public in and for said County and State, the within named Kenneth R. Christman, Michael J. Christman, and Patricia Christman Clayton

the bargainor, 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 at Nashville, Tennessee, this 24th day of July, 1990

My commission expires 3-3-92 Notary Public N. E. Dixon

STATE OF TENNESSEE
COUNTY OF _____

BOOK 8159 PAGE 964

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 4,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Kenneth R Christman

Sworn to and subscribed before me this 24th day of July, 1990.

My commission expires 3-3-92 Notary Public N. E. Dixon

This instrument was prepared by:

Name	Address
Atty. Roscoe Hamby	2022-Jefferson, Nashville, Tennessee

WARRANTY DEED 44131

FROM
Kenneth R. Christman,
Michael J. Christman, and
Patricia Christman Clayton

TO
Ronald M. McClaron

Mail
N. E. Dixon
2022 Jefferson St
37208

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

3350 07/25 0101 01CASH 20.20

JUL 25 11 14 AM '90
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RECEIVED FOR RECORD

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8159 PAGE 965

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 4000.00
				CON TX 13.20
				PRFEE 1.00
				MTEED 6.00
				TOTAL 20.20
				CASH 20.20
07/25/90	01			11:15 0001 3350

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44131.

IDENTIFICATION REFERENCE

JUL 25 11 14 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 340151