Give Box 39

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 1,250.00

Subscribed and sworn to before me, this the 13th day of July, 19 90

My Commission expires: 11-21-92 (Affix Seal)

Affiant

Notary Public

WARRANTY DEED BOOK 8164 PAGE 111

THIS INSTRUMENT WAS PREPARED BY: ROBERT GREENE, ATTORNEY	
619 Woodland Street, Nashville, Tennessee 37206	
ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Capitol Bonding Company, Inc. (Name)	Same (Name)
521 Jefferson Street (Street Address)	(Street Address)
Nashville, Tennessee, 37208 (City) (State) (Zip Code)	(City) (State) (Zip Code)
MAP & PARCEL NO. 91-8-130	FIELD BOOK NO. 11W59005

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION; THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Dora T. McClellan, a widow

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Capitol Bonding Company, Inc.

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 40 on the Map of a Subdivision of Lots 25 and 26 County Lands, as of record in Book 161, page 169, Register's Office for said County.

Said Lot No. 40 fronts 50 feet on the easterly side of Gulch Street and runs back between lines, the plan not showing the depth of said lot to an alley in the rear, measuring 67 feet thereon.

Being property conveyed to J. F. McClellan by deed from Jack J. Cohen and Sam Garfinkle of record in Book 3577, page 85, said Register's Office, the said J. F. McClellan having since died and property now being vested in Dora T. McClellan as devisee under the Will of J. F. McClellan of record in Will Book 153, page 849, Probate Court for Davidson County, Tennessee.

4565 6

DEPUTY REGISTER

JUL 31 2 40 PM '90

FEES & WILSON REGISTER DAVIDSON COUNTY, TN

THIS IS un IMPROVED PROPERTY KNOWN AS Lot 40 County Lands

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 in 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 my hand this 13th day of July, 19 90

Dora T. McClellan

Dora T. McClellan, a Widow

State of Tennessee
County of Davidson

BOOK 8164 PAGE 112

On this 13th day of July, 19 90, before me personally appeared Dora T. McClellan, a widow to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be she free act and deed.

Witness my hand and official seal.
My Commission expires: 4-25-93

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ 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 _____ and acknowledged that _____ executed the same as the free act and deed of _____.

Witness my hand and official seal.
My commission expires:

_____

Notary Public

State of Tennessee
County of _____

Before me, _____ personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ to be president (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that _____ as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ as _____.

Witness my hand and official seal.
My commission expires:

_____

Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8164 PAGE 113

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 1250.00
				CON TX 3.96
				PRFEE 1.00
				MISC 6.00
				ERR CO
				MISC 6.00-
				MDEED 6.00
				TOTAL 10.96
				CHECK 10.96
			07/31/90 01	14:42 0001 5219

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45656

IDENTIFICATION

JUL 31 2 40 PM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 341984