BOOK 8522 PAGE 809

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
3rd DAY OF January 19 92

Notary Public

MY COMMISSION EXPIRES: April 25, 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title and Trust, Suite 210, 392 Harding Place, Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tilford L. Junkins (NAME)	SAME (NAME)	MAP 161-02
5014 Ashley Drive (ADDRESS)	(ADDRESS)	PARCEL 90
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	6DU63160

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, James D. McClain and wife, Betty M. McClain

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tilford L. Junkins and wife, Martha W. Junkins

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. 32 on the plan of McMurray Hills, as of record in Book 3700, page 5, Register's Office for said County.

SAID Lot No. 32 fronts 66.8 feet on the northeasterly side of Ashley Drive and extends back 153.4 feet on the southeasterly line and 145 feet on the northwesterly line, to a dead line in the rear on which it measures 92 feet.

Being the same property conveyed to James D. McClain and wife, Betty M. McClain by deed from Roy Kenneth Mangrum and wife, Linda P. Mangrum of record in Book 4908, page 488, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3882, page 846 said Register's Office.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

7.46.71

IDENTIFICATION REFERENCE

JAN 6 12 53 PM '92

unimproved ( )
is improved (X) property, known as 5014 Ashley Drive, Nashville, Tennessee 37211
(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 3rd day of January, 19 92

James D. McClain

James D. McClain

Betty M. McClain

Betty M. McClain

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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 James D. McClain and wife, Betty M. McClain

the bargainor S, 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 3rd day of January 19 92

Commission expires Sept. 25, 1993

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

James D. McClain and wife, Betty M. McClain

TO

Tilford L. Junkins and wife, Martha W. Junkins

RETURN TO:

American Title & Trust, Inc.
Suite 210, 392 Harding Place
Nashville, Tennessee 37211

4532 01/06 0101 03CHECK 103.00

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

RECEIVED OF _____

FOR _____

BOOK 8522 PAGE 811

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	80000.00
			CON TX	296.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	303.00
			CHECK	303.00

01/06/92 01 12:55 0001 4532

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7. 4. 6. 7 1:

IDENTIFICATION REFERENCE

JAN 6 12 PM '92

FELIX Z. WILSON, II

No. 490972