Book 53

BOOK 8694 PAGE 638

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 19 92

Notary Public

MY COMMISSION EXPIRES March 26, 1994
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE TENNESSEE 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT A. McCLAIN	SAME	MAP 62-1
(NAME)	(NAME)	
2505 MIAMI AVENUE		PARCEL 2
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, ORBA MAXEY, AN UNMARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT A. McCLAIN AND WIFE, CAROLYN McCLAIN

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 part of Lot No. 1 and all of Lot 25 on the Plan of M. C. McCauley's Subdivision of Part of Lot 7 of the Robert Young Farm as of record in Book 547, page 123, Register's Office for Davidson County, Tennessee, and a small tract of land lying south of the aforesaid Lot 25, all being described together according to an unrecorded survey by John J. O'Connor, Surveyor License No. 458, dated March 17, 1988, as follows: BEGINNING at an iron pin in the westerly margin of Miami Avenue, said iron pin being the northeast corner of this tract and the southeast corner of a tract of land conveyed to Carolyn Delffs by deed of record in Book 7659, page 803, Register's Office for Davidson County, Tennessee; thence with the westerly margin of Miami Avenue, South 0 deg. 37' 45" East 56.72 feet to an iron pin; thence along a curve having a radius of 77.96 a distance of 76.20 feet to an iron pin; thence leaving the westerly margin of Miami Avenue, South 4 deg. 24' 15" East 18.72 feet to an iron pin in the northerly margin of the right-up-way of Briley Parkway; thence along the northerly margin of the right-of-way of Briley Parkway South 81 deg. 16' 45" West 184.5 feet to a point; thence with a line running with the Cumberland River, North 2 deg. 30' West 164.95 feet to a point; thence North 88 deg. 22' 15" East 150.83 feet to the point of beginning.

(continued)

unimproved ( )
This is improved (XX) property, known as 2505 Miami Avenue (House Number) (Street) Nashville, TN (P.O. Address) (City or Town) 37214 (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 my hand this 29th day of July, 19 92

ORBA MAXEY

First Data Systems, Inc.
DCTN01W 12/88
1-800-626-5427

BOOK 8694 PAGE 639

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 ORBA MAXEY

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of July 19 92

Commission expires March 26, 1994

Carm Adam
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
TO
RETURN TO:

Included in this conveyance is an easement for driveway over property lying just north of the above described property, said easement being described as follows: BEGINNING at a point 5 feet North of the Southeast corner of property conveyed to Carolyn Delffs by deed of record in Book 7659, page 803, Register's Office for Davidson County, Tennessee, in the west margin of Miami Avenue; thence along the west margin of Miami Avenue, South 0 deg. 37' 45" East 5 feet to an iron pin; thence North 88 deg. 22' 15" West 37.28 feet to an iron pin; thence 37.70 feet to the point of beginning. Said easement is of record in Book 7659, page 803, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to ORBA MAXEY, AN UNMARRIED PERSON by deed of record in Book 7747, page 43, Register's Office for Davidson County, Tennessee.

Orba Maxey

ORBA MAXEY

34268

IDENTIF. TREFERENCE

AUG 5 10 38 AM '92

DAVIDSON COUNTY TN.

7824 08/05 0101 03CHECK 642.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 8694 PAGE 641

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	170000.00
CON TX	629.00
PRFEE	1.00
WDEED	12.00
TOTAL	642.00
CHECK	642.00

08/05/92 01 10:39 0001 7824

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34268

IDENTIF. REFERENCE

AUG 5 10 38 AM '92

DAVIDSON COUNTY TN.

No. 557642