THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
315 Deaderick Street
Suite 105
00267214
BOX 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen A. McClanahan (NAME)	Dominion Bankshares Mortg. (NAME)	MAP 135-16A
2505 Somerset Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 12701 (STREET ADDRESS)	PARCEL 59 Co
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Roanoke, VA 24027-2701 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------$10.00---------- *Dollars,*

Cash in hand paid by Stephen A. McClanahan and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

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Union Planters National Bank

Stephen A. McClanahan, Sr., unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Subdivision for Tracts 8, 9 & 10 of Nashboro Village, of record in Book 5200, pages 186, 187, 188 and 189, Register's Office for said County.

Said Lot No. 76 fronts 93.55 feet on the easterly side of Somerset Drive and runs back 151.51 feet on the southerly lot line, and 147.00 feet on the northerly lot line, to a line in the rear, which measures 56.83 feet thereon.

Being the same property conveyed to Union Planters National Bank by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, of record in Book 8664, page 464, Register's Office for Davidson County, Tennessee.

40721

IDENTIFICATION REFERENCE

AUG 28 3 23 PM '92

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 95,000.00

Subscribed and sworn to before me this the 27th *day of*

August 92

My commission expires: 1-23-93

(Affix Seal)

Affiant Stephen A. McClanahan SR.

Notary Public Cynthia O. Deep

unimproved ( )
This is improved (X) property, known as 2505 Somerset Drive, Nashville, TN 37217
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as shown at Exhibit "A" attached hereto.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 27th *day of* August *19* 92 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

Union Planters National Bank

Sean D. Hart
ITS: Banking Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained*

Witness my hand and official seal at _____ *Tennessee, this* _____ *day of* _____, *19*____

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Sean D. Hart, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* him *self to be* Banking Officer *of the* Union Planters National Bank, *the within named bargainor, a corporation, and that* he *as such* Banking Officer, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Banking Officer

Witness my hand and seal, at office in Nashville, Tennessee, *this* 27th *day of* August, *19* 92

Cynthia O Dell
Notary Public

Commission expires 1-23-93

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

1. Taxes for 1992: A lien, but not yet due or payable.

2. Declaration of Covenants, Conditions and Restrictions of record in Book 4827, page 14, Book 5465, page 561, as amended in Book 5588, page 429, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Book 5200, pages 186-189, in said Register's Office.

4. Overhead Line Easement of record in Book 4921, page 111, in said Register's Office.

5. Storm Water Detention Agreement of record in Book 6937, page 22, in said Register's Office.

6. Pipeline easement and right-of-way granted to Colonial Pipeline Company of record in Book 3955, page 180, and Book 4588, page 473, in said Register's Office.

7. TVA Easement of record in Book 437, page 14, in said Register's Office.

8. Mortgage Loan Inspection by John Kohl & Co., P.C., dated July 27, 1992 shows a portion of house encroaches 5' on the utility and drainage easement along southerly lot line.

5080 08/28 1101 CHECK 364.50

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 95000.00
CON TX 351.50
PRFEE 1.00
WDEED 12.00
TOTAL 364.50
CHECK 364.50

08/28/92 01 15:25 0001 5080

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4072.1

IDENTIFICATION REFERENCE

AUG 28 3 29 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 564804