54406

93 AUG 20 PM 1:15

IDENTIF. & REFERENCE

*This Instrument Prepared By:*
*HAROLD REEVES, ATTORNEY P.C.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

ADDRESS NEW OWNER:
Michael F. McClearn and Shirley McClearn
3428 Country Ridge Drive
Antioch, TN 37013

SEND TAX BILLS:
*To Mortgagee

BOOK 9053 PAGE 947

MORTGAGEE:
Third National Bank
486 Bell Road
Nashville, TN 37217

MAP AND PARCEL:
MAP 150-7
PARCEL 323
2DX-04952

**WARRANTY DEED**

2343 08/20 0101 03CHECK 275.03

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Virginia Lewis, Administratrix of the Estate of George L. Lewis and Virginia Lewis, individually, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael F. McClearn and wife, Shirley McClearn, as tenants by the entirety, 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:

BEING Lot No. 248, Section Six-B, "The Country", of record in Book 5200, Pages 741 & 742, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to G. L. John Lewis, by deed of record in Book 7447, Page 330, Register's Office for Davidson County, Tennessee. G. L. John Lewis and George L. Lewis is one in the same person. The said G. L. John Lewis is now deceased and Virginia Lewis is the only heir-at-law of George L. Lewis.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 6264, Page 656, said Register's Office.

This conveyance is subject to a public utility and drainage easement; utility anchor easements; sewer easement; and minimum building setback line of record in Book 5200, Pages 741 & 742, said Register's Office.

This is improved property known as 3428 Country Ridge Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Michael F. McClearn and wife, Shirley McClearn, their heirs and assigns, forever; and we, Virginia Lewis, Administratrix of the Estate of George L. Lewis and Virginia Lewis, individually, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.



Witness our hands this the 12 day of August, 1993.

Virginia Lewis, Administratrix

Virginia Lewis

STATE OF MISSOURI)
COUNTY OF Cass )

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Virginia Lewis, Administratrix of the Estate of George L. Lewis and Virginia Lewis, individually, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Grandview, Missouri, this the 12 day of August, 1993.

VICTORIA J. PEELER
Notary Public – Notary Seal
STATE OF MISSOURI
Cass County
My Commission Expires: March 13, 1997

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 71,900.00.

AFFIANT

Subscribed and sworn to before me this 13th day of August, 1993.

NOTARY PUBLIC
My Commission Expires: 7/

NOTARY PUBLIC AT LARGE
CHARLOTTE WEAKLEY RUTHERFORD CO. TENN.

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9053 PAGE 949

| | | |
|---|---|---|
| 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 | 71900.00 |
| CON TX | 266.00 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 275.00 |
| CHECK | 275.00 |

08/20/93 01 13:45 0001 2345

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54406
IDENTIFICATION REFERENCE

93 AUG 20 PM 1:45
REGISTER
DAVIDSON COUNTY, TN

No. 833386