08020

IDENTIFICATION REFERENCE

BOOK 9221 PAGE 551

This instrument prepared by:
H. Marshall Greene, Esq.
GREENE & GREENE
323 Union Street
P. O. Box 198645
Nashville, Tennessee 37219-8645

Mail

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel No.
Dr. Robert E. McClellan Mr. David G. McClellan Suite 600 2011 Church Street Nashville, Tennessee 37203	Same	Map 92-12 Parcel 279

RE-RECORD BOOK 9267 PAGE 8

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, M & M Office Machines Co., a Tennessee corporation (hereinafter referred to as the "Grantor"), does hereby transfer and convey unto Dr. Robert E. McClellan and Mr. David G. McClellan (hereinafter referred to as the "Grantees") and to the said Grantees' heirs, successors, and assigns certain real estate in the County of Davidson, State of Tennessee, and particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns forever in the following percentages: Dr. Robert E. McClellan (50%) and Mr. David G. McClellan (50%). Grantor covenants that it is lawfully seized and possessed of the real estate in fee simple, has good right to convey it, and that the same is unencumbered, except for the following: (1) taxes for the current year; (2) matters shown on the Plat; and (3) all visible easements and encroachments. Grantor further covenants and binds itself, its heirs, successors and representatives to forever defend the title to said real estate to the said Grantees and to the said Grantees' heirs and assigns against the lawful claims of all persons.

IN TESTIMONY WHEREOF, the Grantor has set its hand, this 13th day of January, 1994.

M & M OFFICE MACHINES CO.

By: E. L. Mayfield
Its: President

23535

RE-RECORD

BOOK 9221 PAGE 552

STATE OF TENNESSEE)

RE-RECORD BOOK 9267 PAGE 9

COUNTY OF DAVIDSON)

Before me, Jacky Odette Kingsbury, a Notary Public in and for the County and State aforesaid, personally appeared E.C. Mayfield, of M & M Office Machines Co., with whom I am personally acquainted, the within named bargainor, and that he acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 13th day of January, 1994.

Jacky Odette Kingsbury
Notary Public

My commission expires:

3-22-97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this property (whichever is greater) is Two Hundred Fifty Thousand Dollars ($250,000.00) and no other monetary consideration.

AFFIANT

Sworn to and subscribed before me this 13th day of January, 1994.

Jacky Odette Kingsbury
NOTARY PUBLIC

My commission expires:

3-22-97

j:\robmccle\warranty.dee

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 2 and the easterly 0.2 feet of Lot No. 1 on the Map of Murphy Land Company's Subdivision, Division "A", being a subdivision of Lots nos. 260 and 261, of the Boyd Home Tract, as of record in Book 161, page 113, Register's Office for said County.

Said Lot and part of Lot adjoin and front together 50 feet on the north side of Church Street, as widened, and run back between parallel lines, 163 feet more or less to the south margin of an alley.

Being the same property conveyed to M & M Office Machines Company by deed from Commerce Union Bank, as Executor and Trustee under the Will of James G. Blakemore, deceased of record in Book 4697, page 347, Register's Office for Davidson County, Tennessee.

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Jacky Odette Kingsbury, a Notary Public of the State and County aforesaid, personally appeared E. L. Mayfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he is President of M & M Office Machines Co., a Tennessee corporation, the within named bargainor, and is authorized by the bargainor, to execute this instrument on behalf of the bargainor by signing the name of the corporation by himself as its President.

Witness my hand and seal, at office, as of this 13th day of January, 1994.

Jacky Odette Kingsbury
Notary Public

My commission expires:

3-22-97

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