9631

BOOK 9631 PG 711

Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER FOR THIS TRANSFER IS $ 80,500.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd day of March 19 95

LAURIA A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 11/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Clancy (NAME)	Norwest Mortgage, Inc. (NAME)	MAP 72-3
1219 Shelton Avenue (ADDRESS)	P.O. Box 5137 (ADDRESS)	PARCEL 316
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Des Moines, IA 50306-5137 (CITY) (STATE) (ZIP)	15D-9405

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, Wilma Dean McClanahan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John B. Clancy, unmarried

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 the easterly one-half of Lot No. 71 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County.

Said easterly part of Lot No. 71 fronts 50 feet on the northerly side of Shelton Avenue and runs back between parallel lines 189.75 feet to a dead line.

Being the same property conveyed to Fred Burton and wife, Charity Burton by deed from Edith Miller Baker of record in Book 4407, page 363, Register's Office for Davidson County, TN. The said Charity Burton having predeceased Fred Burton. By Will of Fred F. Burton in Will Book 189, page 307 Probate Court for Davidson County, Tennessee and recorded in Book 9491, page 755, Register's Office for Davidson County, Tennessee, the property was devised to Wilma Dean McClanahan.

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

Taxes for the year 1995 are prorated and assumed by the Grantee(s) herein.

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

unimproved ( )
This is improved (X) property, known as 1219 Shelton Avenue, Nashville, TN 37216
(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 my hand this 23rd day of March 19 95

Wilma Dean McClanahan

Wilma Dean McClanahan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9631 PG 712

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wilma Dean McClanahan

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of March 19 95.

Commission expires 11-23-97

NOTARY PUBLIC AT LARGE

Laura A. Beasley
Notary Public

LAURA A. BEASLEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

IDENTIFICATION REFERENCE

46853

95 MAR 30 PM 12:09

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

5705 03/30 0101 03CHECK

306-



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

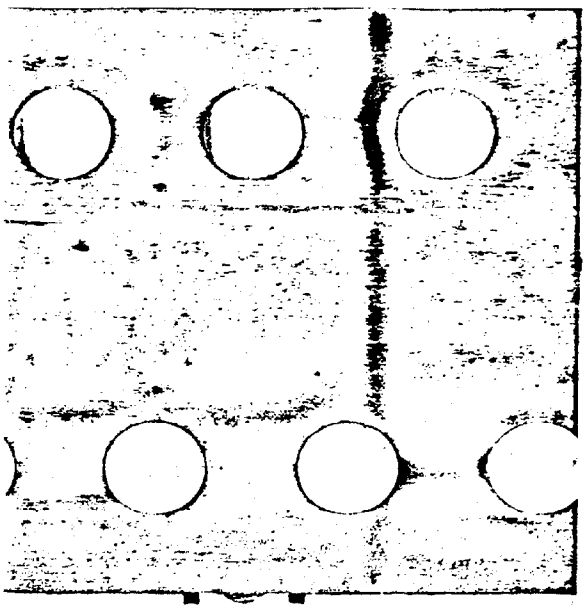
RECEIVED OF _____

FOR _____

BOOK 9631 PG 713

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46853
IDENTIF. & REFERENCE

95 MAR 30 P1 12: 09

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

CAMT	80500.00
CON TX	297.85
PRFEE	1.00
WDEED	8.00
TOTAL	306.85
CHECK	306.85

03/30/95 01 12:15 0001 5705

No. 895246