43

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May 19 95

Notary Public

MY COMMISSION EXPIRES: 11/30/98
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI & BENNETT, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lester C. McClain (NAME)	Lester C. McClain (NAME)	80-8-76
3233 Panorama Drive (ADDRESS)	P. O. Box 63 (ADDRESS)	13DA-65090
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Brentwood, TN 37024 (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, W. Ernest Beazley and wife, Edith P. Beazley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lester C. McClain, married

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:

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

BEING Lot No. 276 on the Plan of Bordeaux Gardens, Section 1, as of record in Book 3300, Page 91, Register's Office for said County.

SAID Lot fronts 55 feet on the westerly side of Panorama Drive and runs back 141.70 feet on the northerly line and 137.55 feet on the southerly line to a dead line in the rear on which it measures 55.13 feet.

Being the same property conveyed to W. Ernest Beazley and wife, Edith P. Beazley by deed from Rena Sullivan, a single person of record in Book 4490, Page 684, Register's Office for Davidson County, Tennessee.

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

IDENTIF. ↑ REFERENCE 0063840

95 MAY 25 PM 12:50 FELIX ... REGISTER DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 3233 Panorama Drive, Nashville, TN 37218
(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 our hand S this 22nd day of May 19 95

W. Ernest Beazley

Edith P. Beazley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9681 PG 93

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. Ernest Beazley and wife, Edith P. Beazley

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of May, 19 95.

Commission expires 11-20-96

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 _____.

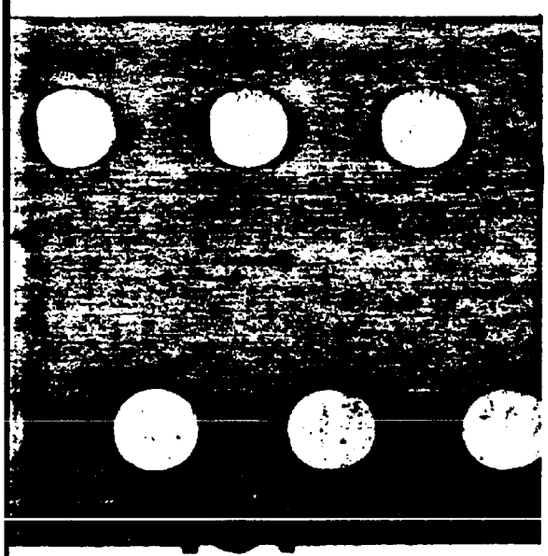
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

1539 05/25 0101 03CHECK 120.00





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9681 PG 94

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 30000.00
CON TX 111.00
PRFEE 1.00
MDEED 8.00
TOTAL 120.00
CHECK 120.00

05/25/95 01 12:53 0001 4439

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0063840
IDENTIF. ↑ REFERENCE

95 MAY 25 PM 12:50

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 913773