BOOK 9743PG254

**THIS INSTRUMENT PREPARED BY:**

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $ 148,500.00

Affiant

Subscribed and sworn to before me, this 26th day of July 1995

Notary Public

My Commission Expires: 11-22-97

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| JEFFREY L. McLAREN<br>909 Fatherland Street<br>Nashville, Tennessee 37206 | NATIONSBANC MORTGAGE<br>2059 Northlake Parkway<br>Tucker, Georgia 30084 | MAP 82-16<br>PARCEL 184 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY EIGHT THOUSAND FIVE HUNDRED AND NO/100---------- ($ 148,500.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , JAMES A. KNIGHT, UNMARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto JEFFREY L. McLAREN, unmarried

hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 89 on the Plan of Barrow's Addition to Edgefield, of record in Book 1, page 13, Chancery Court for Davidson County, Tennessee.

SAID Lot No. 89 fronts 50.0 feet on the northerly margin of Fatherland Street and extends back between parallel lines 170.0 feet to an alley.

BEING the same property conveyed to James A. Knight, unmarried, by deed from Stephen W. Scates and wife, Laura J. Brookhart Scates, of record in Book 9449, page 670, Register's Office for Davidson County, Tennessee.

00033374

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3839 07/28 0101 03CHECK 558.45

This is improved property known as 909 Fatherland Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Barrow's Addition to Edgefield of record in Book 1, page 13, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s himself ___, his ___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his ___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 26th day of July, 19 95.

JAMES A. KNIGHT

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES A. KNIGHT, UNMARRIED, the bargainor___, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of July, 1995.

My Commission Expires: November 22, 1997

Notary Public

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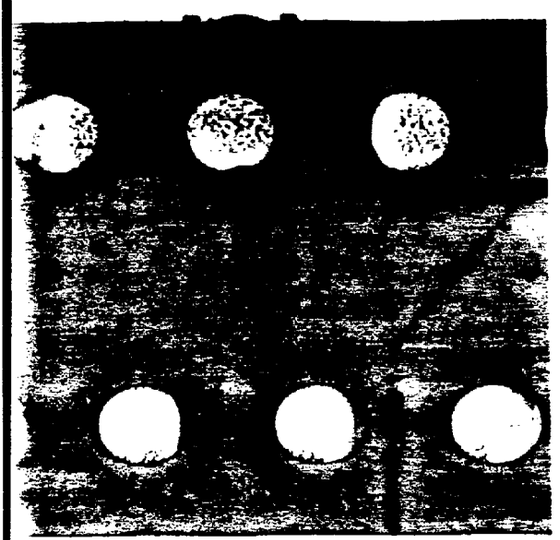
**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

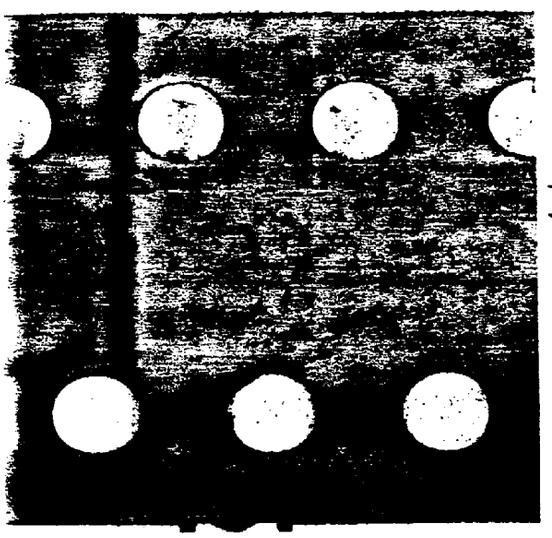
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 this _____day of _____, 19 ____.

My Commission Expires: _____

Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 9743 PG 256

| | | |
|---|---|---|
| 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 148500.00
CON TX 549.45
PRFEE 1.00
WDEED 8.00
TOTAL 558.45
CHECK 558.45

07/28/95 01 10:24 0001 5839

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

00083374
IDENTIF. # REFERENCE

95 JUL 28 AM 10:23
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 934895