File Box 9-B
~~First Title and Escrow Company, Inc.~~
File #13323

WARRANTY DEED

BOOK 9785 PG 608

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 HILLSBORO ROAD, SUITE 220
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PHILLIP P. SHIPP IV (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	Map 131-1-D
5025 Hillsboro Road, Unit 21-J (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 353 (STREET ADDRESS)	Parcel 184
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Louisville, Kentucky 40201-0353 (CITY) (STATE) (ZIP)	Field Bk 7DA76383

FOR AND IN 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, MAX A. MCCLELLAN AND WIFE, KAREN E. MCCLELLAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILLIP P. SHIPP IV AND WIFE, MARY KIM SHIPP

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit 184, also known as Apartment No. 21J on the Plan of Georgetown Condominium Apartments of record in Plat Book 5200, page 4, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5211, page 325, amended in Book 5616, page 133 and Book 6079, page 516, said Register's Office.

Being the same property conveyed to Max A. McClellan and Karen E. McClellan, husband and wife, by deed from John A. Gholson, IV and Jennifer D. Gholson, husband and wife, of record in Book 9133, page 752, said Register's Office.

This conveyance is made subject to: (1) 1995 Taxes, which have been prorated and assumed by the Grantees; (2) Covenants, Conditions, Restrictions and Agreements of record in Book 5211, page 325, amended in Book 5616, page 133, and in Book 6079, page 516; (3) By-Laws of record in Book 5211, page 345; (4) Charter of record in Book 5233, page 459; (3) Easements of record in Book 4308, page 575, and in Book 7873, page 359; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 4, said Register's Office.

95 SEP -6 AM 10:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ➔ REFERENCE 00097124

unimproved ( )
This is improved (XX property, known as 5025 Hillsboro Road, Unit 21-J, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of August, 19 95

Max A McClellan
MAX A. MCCLELLAN

Karen E. McClellan
KAREN E. MCCLELLAN

BOOK 9785 PG 609

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAX A. MCCLELLAN AND WIFE, KAREN E. MCCLELLAN with whom I am personally acquainted, and who acknowledged that ~~they~~ executed the within instrument for the purposes therein contained.

Witness my hand at office, this 31st day of ~~August~~, 19 95.

My commission expires 11/20/96 Notary Public

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this day of , 19 .

My commission expires Notary Public

0701 09/06 0101 03CHECK 301.30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 19 95.

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

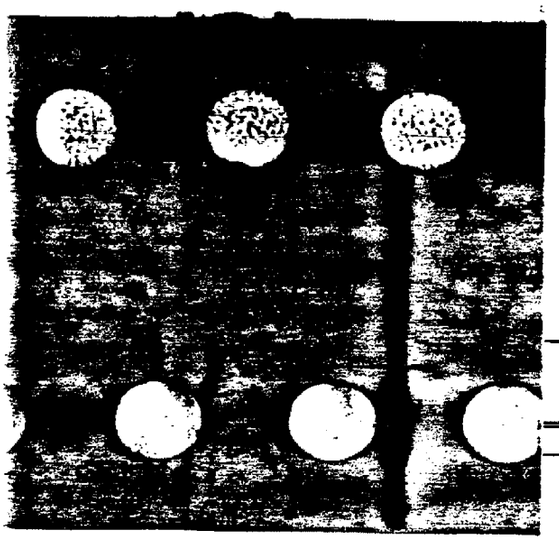
Notary Public

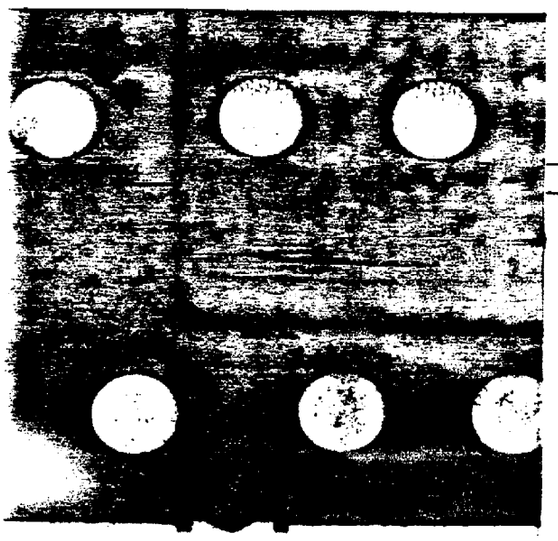
WARRANTY DEED

FROM ~~MAX A. MCCLELLAN AND WIFE,~~ KAREN E. MCCLELLAN

TO ~~PHILLIP P. SHIPP IV AND WIFE,~~ MARY KIM SHIPP

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 9785 PG 610

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 79000.00
CON TX 292.30
PRFEE 1.00
WDEED 8.00
TOTAL 301.30
CHECK 301.30

09/06/95 01 10:06 0001 0701

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0097124
IDENTIF. # REFERENCE

95 SEP -6 AM 10:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 949598