(1)

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 16,000.00

Wayne Whitaker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF December 19 95

Notary Public

MY COMMISSION EXPIRES: July 24 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
LAW OFFICE OF RICHARD MANSON, P.C., 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Wayne A. Whitaker (NAME) | (NAME) | 81-7-132 |
| 2014 10th Avenue North (ADDRESS) | 1735 22nd Ave N (ADDRESS) | |
| Nashville, Tennessee 37208 (CITY) (STATE) (ZIP) | NASHVILLE, TN 37208 (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 Michael E. McClain and wife, Valerie M. McClain and Arlene McClain, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne A. Whitaker

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 southerly 19-3/4 feet of Lot 4 and the northerly 19-/34 feet of Lot 3 in Holt's unrecorded Subdivision of Lots 8 and 11, in Owen's Buena Vista Plan, said Buena Vista Plan being of record in Book 15, Page 10 and 11, Register's Office for Davidson County, Tennessee.

Said parts of Lots 3 and 4 adjoin and front together 39.5 feet on the easterly margin of 10th Avenue, North, formerly Crooked Street, and run back between parallel lines 129 feet, more or less, to an alley in the rear, the northerly line of this lot being 244-1/2 feet south of the southerly margin of Cass Street.

Being the same property conveyed to Michael E. McClain and Arlene McClain by deed from Pearl McClain of record in Book 9252, Page 339, said Register's Office.

This is unimproved ( ) improved (X) property, known as 2014 10th Avenue North, Nashville, Tennessee 37208
(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 20th day of December 19 95

Michael E. McClain

Arlene McClain

Valerie M. McClain

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 Michael E. McClain and wife, Valerie M. McClain and Arlene McClain, unmarried

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 20th day of December, 19 95.

Commission expires July 24, 1999

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 _____

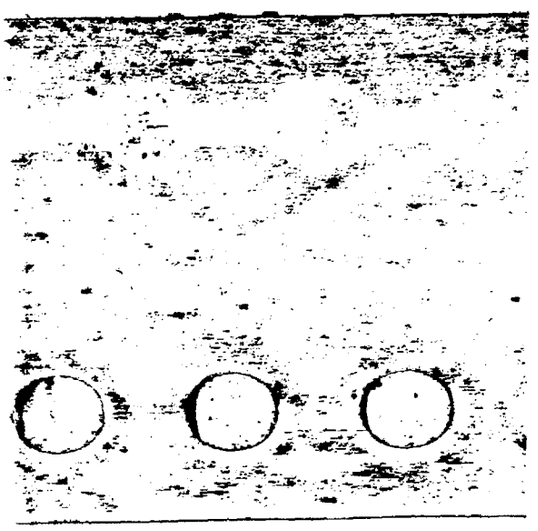
Notary Public

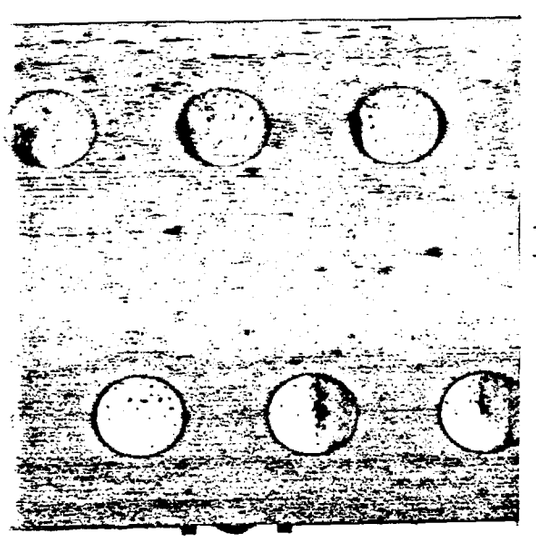


0134730
IDENTIF. ↑ REFERENCE

95 DEC 22 PM 12:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1225 12/22 0101 03CHECK 68.20





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

RECEIVED OF _____

FOR _____

BOOK 9897 PG 478

| | | |
|---|---|---|
| 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 - PRORATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT 16000.00
CON TX 59.20
PRFEE 1.00
MDEED 8.00
TOTAL 68.20
CHECK 68.20

12/22/95 01 12:44 0001 1225

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

0134730
IDENTIF. ↑ REFERENCE

95 DEC 22 PM 12:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 989627