0139188

IDENTIFICATION REFERENCE

After Recording Return To:
Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road.
LaVergne, TN 37086

95 JAN -9 PM 2:10

DAVIDSON COUNTY, TN.

----------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION----------

WARRANTY DEED

BOOK 9912 PG 645

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **JOHNNY MICHAEL WATSON,UNMARRIED**, (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **RICHARD H. MCCLELLAN AND WIFE, CAROLYN J. MCCLELLAN**, (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 8 and 9 on the Plan of Pierce Place, Section One, as of record in Book 5190, page 733, Register's Office for said County, reference to which Plan is hereby made for a more complete and accurate description of said lots.

Being the same property conveyed to Johnny Michael Watson, unmarried, by deed from Joe L. Crockett and wife, Marilyn M. Crockett, Calvin L. Tate and wife, Teresa L. Tate, and Ronald P. Duhl and wife, Joan M. Duhl, dated June 29, 1983, recorded July 7, 1983, of record in Book 6090, page 156, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 29 day of December, 1995.

JOHNNY MICHAEL WATSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JOHNNY MICHAEL WATSON,UNMARRIED, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 29 day of December, 1995.

Notary Public

My Commission Expires: 01/22/99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $122,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29 day of December, 1995.

Notary Public

My Commission Expires: 01/22/99

THIS INSTRUMENT PREPARED BY:

Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road
LaVergne, Tennessee 37086

MAP AND PARCEL NUMBERS: 043-01-175.00 and 043-01-176.00

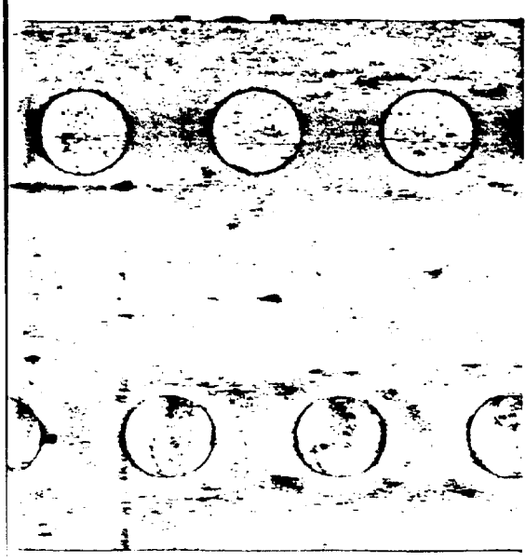
ADDRESS NEW OWNER:

Richard H. McClellan et ux
1317-1319 Pierce Road
Madison, TN 37115

SEND TAX BILLS TO:

Washtenaw Nortgage Company
315 E. Eisenhower Parkway #12
Ann Arbor, MI 48108

5960 01/09 0101 03CHECK 460.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9912 PG 647

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
122000.00
CON TX 451.40
PRFEE 1.00
WDEED 8.00
TOTAL 460.40
CHECK 460.40

01/09/96 01 12:19 0001 5990

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0139188
IDENTIF. # REFERENCE

96 JAN -9 PM 12:18

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 994329