10158

0215194

IDENT. REFERENCE

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

96 AUG 16 AM 10:19

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

————SPACE ABOVE THIS LINE FOR RECORDING INFORMATION————

WARRANTY DEED

BOOK 10158 PG 428

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, **WILLIAM T. CLINARD AND WIFE, JESSIE B. CLINARD**, (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **LAVERN J. LECLAIRE**, (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:

Being Lot No. 24 on the Map of John W. Love's Subdivision of Greenwood, as of record in Book 332, page 4, Register's Office for said County.

Said Lot No. 24 fronts 99 feet on the northerly side of McKennie Avenue and runs back 167.6 feet on the easterly line, and 168 feet on the westerly line, with the easterly margin of North 12th Street, formerly Wilhoite Avenue, to an alley.

Being the same property conveyed to William T. Clinard and wife, Jessie B. Clinard, by deed from Stanley Ainsworth Johnson and wife, Ruth Welch Johnson, dated November 1, 1983, recorded November 3, 1983, Book 6169, page 47, 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 the grantee herein agrees to pay.

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 14th day of August, 19 96

William T. Clinard
WILLIAM T. CLINARD

Jessie B. Clinard
JESSIE B. CLINARD

BOOK 10158 PG 429

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared WILLIAM T. CLINARD AND WIFE, JESSIE B. CLINARD, 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 14th day of August, 1996.

Lola A. Taylor
Notary Public

My Commission Expires: 02/22/2000

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $36,363.09 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Mary J Hurst
Affiant

Subscribed and sworn to before me this 14th day of August, 1996.

Lola A Taylor
Notary Public

My Commission Expires: 02/22/2000

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:

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

MAP AND PARCEL NUMBERS: Map 083-01 Parcel 285.00

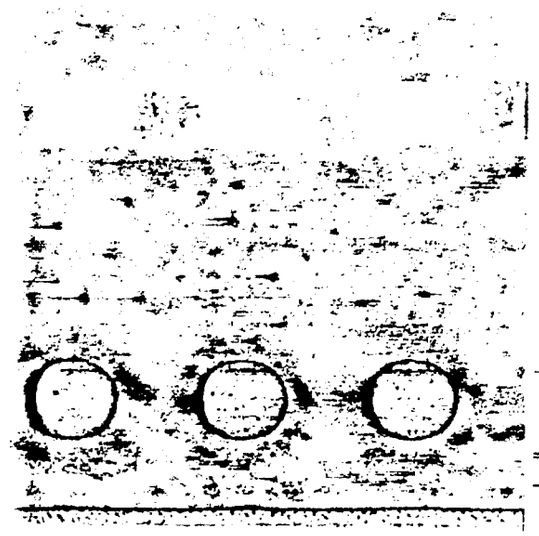
ADDRESS NEW OWNER:

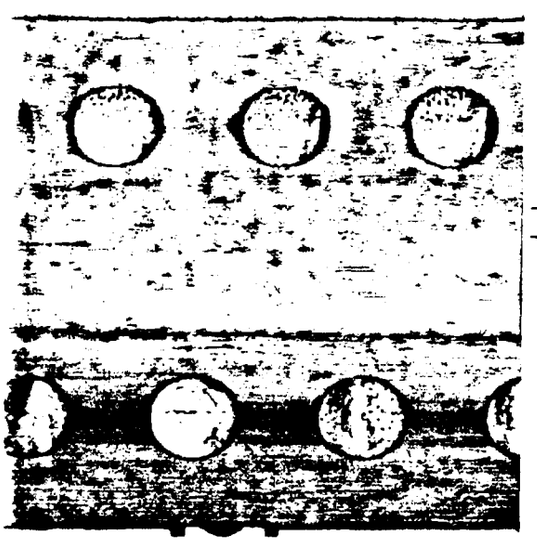
Lavern J. LeClaire et ux
1301 McKennie Avenue
Nashville, TN 37206

SEND TAX BILLS TO:

Same

7762 08/16 0101 03CHECK 143.55





OFFICIAL RECEIPT

FELIX Z. WILSON

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10158 PG 430

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 36363.09
				CON TX 134.55
				PRFEE 1.00
				WDEED 8.00
				TOTAL 143.55
				CHECK 143.55
		08/16/96	01	10:21 0001 7762

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0215194 IDENTIF. # REFERENCE

96 AUG 16 AM 10: 19

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

No. 1020328