BOOK 10215 PG 496

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September, 19 96

Notary Public

MY COMMISSION EXPIRES: May 16, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson, Attorney, P.O. Box 3451, Brentwood, TN 37024-3451

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Delbert R. McClinton	First Republic Mortgage	145-8-3
(NAME)	(NAME)	
1101 Ridgeview Drive	3212 West End Avenue, S-500	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37220	Nashville, Tennessee 37203	
(CITY) (STATE) (ZIP)	(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, Wendy B. Goldstein, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Delbert R. McClinton, unmarried

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:

Being Lot No. 13 on the Plan of Lealand Manor, Third Addition, a part of the Overton Lea Estate, decribed according to a survey made by William A. Pitts, Surveyor, as follows:

Beginning on the southerly margin of Ridgeview Drive at the northwest corner of the property conveyed to William Roy Baker, Jr. and wife, by deed from F.N. McNeill, Jr., Executor and Trustee, of record in Book 1855, page 302, Register's Office for Davidson COunty, Tennessee, being the corner of Lot nos. 12 and 13, thence with the line between said lots, southwardly 394.4 feet, thence north 84 degrees 29' West 167.90 feet to the corner of lot nos. 13 and 14, thence with the line between said two lots, northwardly 407.4 feet to the southerly margin of Ridgeview Drive, thence with the same eastwardly 200.35 feet to the beginning.

Being the same property conveyed to Wendy B. Goldstein, unmarried by deed of record in Book 9626, Page 277, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 1357, Page 497, said Register's Office.

Subject to an easement of record in Book 1781, page 206, said Register's Office.

This is unimproved ( ) improved (X) property, known as 1101 Ridgeview Drive, Nashville, Tennessee 37220
(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 my hand this 25th day of September 19 96

Wendy B. Goldstein
Wendy B. Goldstein

BOOK 10215 PG 497

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wendy B. Goldstein, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 25th day of September, 1996.

Commission expires May 16, 1998

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

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

IDENTIFICATION REFERENCE

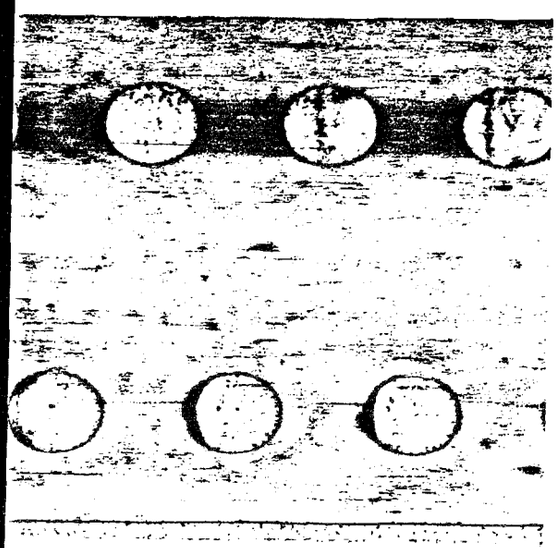
0232890

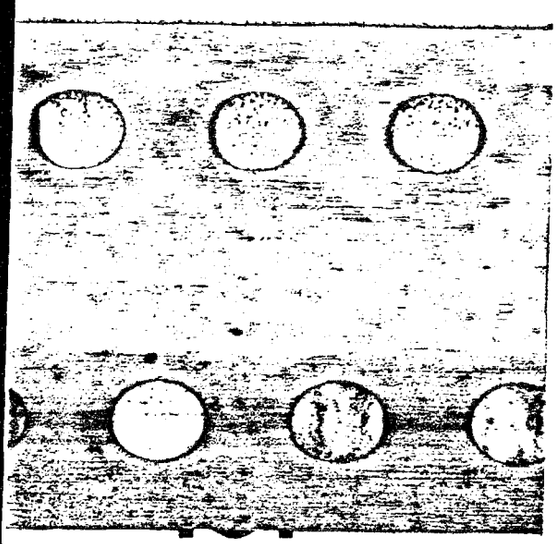
96 OCT -4 AM 9:28

FELIX Z. GILLORD REGISTER
DAVIDSON COUNTY, TN.

6593 10/04 0101 03CHECK

1674.00





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

RECEIVED OF _____

FOR _____

BOOK 10215 PG 498

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	
				450000.00
			CON TX	1665.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1674.00
			CHECK	1674.00
10/04/96		01	09:31 0001	6593

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0232890
IDENTIF. & REFERENCE

96 OCT -4 AM 9:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1073666

No. [redacted]