STATE OF TENNESSEE
COUNTY OF Sumner

1870-H

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,342.17

Samuel A. Stratton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October, 19 96.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEPT. 23, 2000

10231 PG 665

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 109-F Walton Ferry Road, Hendersonville, TN 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: Samuel A. Stratton	SEND TAX BILLS TO: Mellon Mortgage Company	MAP-PARCEL NUMBERS 052-05-255.00
(NAME) 4506 Helmwood Drive	(NAME) P.O. Box 10917	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37216	(STREET ADDRES) Overland Park, Kansas 66210	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Richard H. McClellan and wife, Carolyn J. McClellan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel A. Stratton and wife, Nancy E. Stratton

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:

See exhibit A attached hereto and made a part hereof.

0238191
IDENTIFICATION REFERENCE

96 OCT 21 PM 12:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2227 10/21 0101 03CHECK 288.07

This is improved property known as 1024-1026 Red Bud Terrace, Madison, TN 37115

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 their hands this 17th day of October, 19 96.

Richard H. McClellan

Carolyn J. McClellan

1870-H

BOOK 10231 PG 666

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named

Richard H. McClellan and wife, Carolyn J. McClellan

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 Hendersonville, Tennessee, this 17th day of October, 19 96.

My commission expires _____

EVELYN D. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires SEPT. 23, 2000

CONT'D NEXT PAGE

File No.: 1870-H

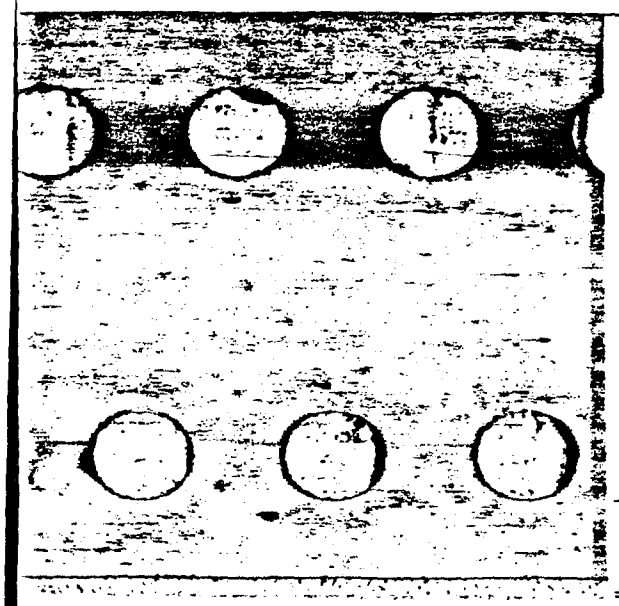
ATTACHMENT

Land in Davidson County, Tennessee, being Lot 2 on the Resubdivision of Lots 10 and 11, on the Plan of Red Bud Terrace, as of record in Book 6050, page 195, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Richard H. McClellan and wife, Carolyn J. McClellan by deed from Gloria Faye Keffer, filed of record in Book 8730, page 2, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

As further consideration, the Grantees herein do hereby agree to assume the existing unpaid indebtedness owed thereon, which is of record in Book 7151, page 700, re-recorded in Book 7156, page 732, and re-re-recorded in Book 7161, page 786, Register's Office for Davidson County, Tennessee, and do promise to pay the same and hold the Grantors harmless therefrom.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

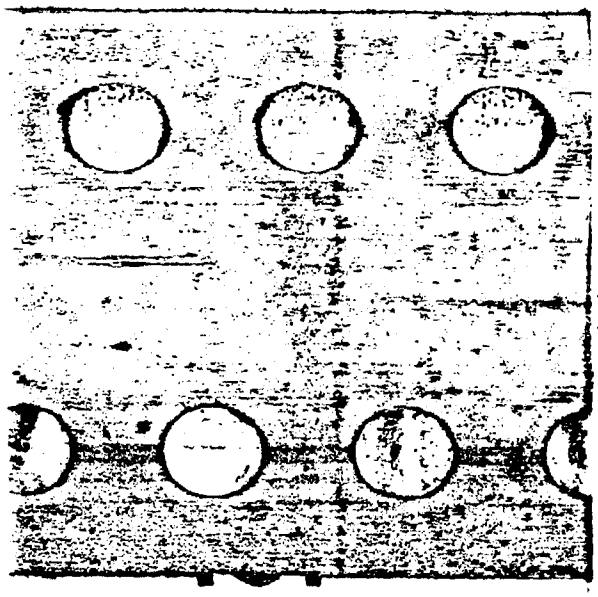
RECEIVED OF _____

FOR _____

BOOK 10231 PG 667-A

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 74342.17
CON TX 275.07
PRFEE 1.00
WDEED 12.00
TOTAL 288.07
CHECK 288.07

10/21/96 01 12:40 0001 2227

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0238191
IDENTIF. & REFERENCE

96 OCT 21 PM 12:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1079221

No. [redacted]