BOOK 10324 PG 71

STATE OF TENNESSEE 7219-M
COUNTY OF 1
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 86,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF January 19 97

Notary Public Mark A. Ellmore, Jr.
MY COMMISSION EXPIRES: 1/20/99

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sylvia D. Franks	Columbia National, Incorporated	162-1-B/1 co
(NAME)	(NAME)	
406 Claircrest Drive, #1	7142 Columbia Gateway Drive	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Antioch, TN 37013	Columbia, MD 21046-2132	
(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, Christine T. McClain, unmarried

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sylvia D. Franks, 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. 1 on the Plan of Clairmont, Phase Three, of record in Book 6050, Page 486, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.

BEING the same property conveyed to Christine T. McClain by deed from Clairmont Investors, a Tennessee joint venture, filed of record in Book 8323, page 35, Register's Office for Davidson County, Tennessee.

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

0265405
IDENTIF. & REFERENCE

97 JAN 21 AM 10:18
DAVIDSON COUNTY, TN.

This is improved property known as 406 Claircrest Drive, Antioch, TN 37013

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 her hand this 15th day of January, 19 97.

Christine T. McClain
Christine T. McClain

7219-M

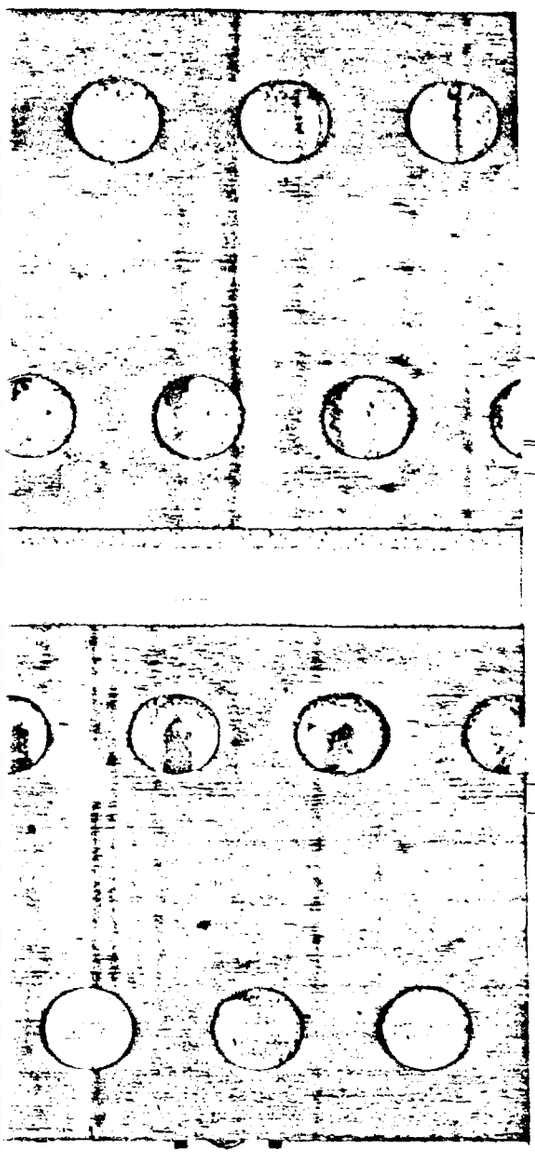
STATE OF TENNESSEE
COUNTY OF 1

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Christine T. McClain, 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 Nashville Tennessee, this 15th day of January, 19 97.

My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

6146 01/21 0101 03CHECK



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10324 PG 73

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	86300.00
CON TX	319.31
PRFEE	1.00
WDEED	8.00
TOTAL	328.31
CHECK	328.31

01/21/97 01 10:22 0001 6146

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0265405

IDENTIF. ↑ REFERENCE

97 JAN 21 AM 10:18

REGISTER
DAVIDSON COUNTY, TN.

No. 1108638