BOOK 10464 PG 401

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Allan McClain Charlotte W. McClain ~~4023 Nebraska Avenue~~ ~~Nashville, TN 37209~~ 1975 Meadowview Lane, Martinsville, VA 24112	Attn: Tax Dept. Same	MAP and PARCEL 103-4 402

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Robert M. Elkins and Juanita Faye Elkins, husband and wife**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Allan McClain and Charlotte W. McClain, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 52 on the Plan of West End Annex, as of record in Book 332, Page 61, Register's Office for said County.

Said part of Lot No. 52 fronts 50 feet on the southerly side of Nebraska Avenue, formerly 8th Street, and funs back between parallel lines, 157.9 feet to an alley.

Being the same property conveyed to Robert M. Elkins and wife, Juanita Faye Elkins, by deed from Marshall H. Winkler and wife, Barbara J. Winkler, of record in Book 10403, Page 608, Register's Office for Davidson County, Tennessee.

This is property with a common address of 4023 Nebraska Avenue, Nashville, TN 37209.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property Taxes for the current year, said taxes being prorated and payment of same being assumed by Grantees; 2) The plat of record in Book 332, Page 61, said Register's Office, and all matters therein.

Property Conveyed "As Is".

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $154,900.00

Affiant

Subscribed and sworn before me this 22nd day of May, 1997.

My Commission Expires: 5/23/98

Notary Public

NOTARY PUBLIC
CINDY S. SMITH
STATE OF TENNESSEE

97 MAY 23 AM 9:56
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE 0307935

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **22nd** day of **May, 1997**.

Robert M. Elkins

Juanita Faye Elkins

4355 05/23 0101 03CHECK 582.13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Robert M. Elkins and Juanita Faye Elkins, husband and wife** , with whom I am personally acquainted, or who 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 **Nashville,**, Tennessee, this **22nd** day of **May, 1997**.

Notary Public
My Commission Expires: 5/23/98

File No. 9705-058

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

RECEIVED OF _____

FOR _____

BOOK 10464 PG 403

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
154900.00
CON TX 573.13
PRFEE 1.00
WDEED 8.00
TOTAL 582.13
CHECK 582.13

05/23/97 01 10:03 0001 4355

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0307935
IDENTIF. ↑ REFERENCE

97 MAY 23 AM 9:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. [illegible]