Box

WARRANTY DEED

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires Oct. 9, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 1997.

Notary Public

MY COMMISSION EXPIRES: October 9, 1999.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Alison E. Krivak	Columbia National, Incorporated	150-6-243
(NAME)	(NAME)	BOOK 10473 PG 967
2904 Woodymore Court	P.O. Box 3050	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Columbia,Maryland 21045-6050	
(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, **ROBERT A. MCCLELLAN AND WIFE VALERIE LYNN MCCLELLAN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALISON E. KRIVAK, UNMARRIED** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 12B of the Zone Lot Division of Lot Nos. 12, 23 and 24, of Woodymore Heights, Section 2, of record in Plat Book 6900, Page 420, amending Plat Book 5200, Page 645, Register's Office for Davidson County, Tennessee to which plat reference is made for a more complete description.

Being the same property conveyed to Robert A. McClellan and wife Valerie Lynn McClellan by deed of record in Book 7698, Page 558, Register's Office for Davidson County County, Tennessee.

7308 06/02 0101 03CHECK 286.13

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved (X) property, known as 2904 Woodymore Court, Antioch, TN 37013
(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 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/our hand(s) this 30th day of May, 1997.

Robert A. McClellan

Valerie Lynn McClellan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named Robert A. McClellan and wife Valerie Lynn McClellan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee this 30th day of May, 1997

Commission expires: October 9, 1999

0310582 IDENTIF. & REFERENCE

97 JUN -2 AM 10:57

PHILIP [illegible] REGISTER DAVIDSON COUNTY, TN

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires Oct. 9, 1999

Lori Holloway Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 10473 PG 968

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	74900.00
CON TX	277.13
PRFEE	1.00
WDEED	8.00
TOTAL	286.13
CHECK	286.13

06/02/97 01 11:01 0001 7308

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03I0582
IDENTIF. & REFERENCE

97 JUN -2 AM 10:57

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 11[illegible]