591

WARRANTY DEED

BOOK 10537 PG 626

N0797-389L

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 86,500.00

I Deron Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF July, 19 97

Regina E. Appleton
Notary Public

MY COMMISSION EXPIRES: 11-28-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lucille A. Anderson (NAME)	FIRST AMERICAN NATIONAL BANK (NAME)	MAP 118.1
1110 Gilmore Avenue (ADDRESS)	First American Center (ADDRESS)	PARCEL 110
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (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, Lester C. McClain

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lucille A. Anderson and Deron A. Bradley, both 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:

A certain tract or parcel of land lying and being in Davidson County, State of Tennessee and being described as follows, to wit:

Being the east 45 feet of Lot No. 57 on the Plan of Montrose Place, as of record in Book 57, Page 93, Register's Office for Davidson County, Tennessee. Said part of said lot fronts 45 feet on the Noreth side of Gilmore Avenue and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Lester C. McClain by deed from Venture Properties of record in Deed Book 10227, Page 592, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

This property has been held strictly for investment purposes; the grantor herein has never resided in the property.

unimproved ( )
This is improved (X) property, known as 1110 Gilmore Avenue, Nashville, Tennessee 37204
(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 18th day of July, 19 97

Lester C. McClain

BOOK 10537 PG 627

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lester C. McClain

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of July 19 97.

Commission expires 11-28-98

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

0328878

IDENTIFICATION REFERENCE

97 JUL 22 AM 9:37

7341 07/22 0101 CASHIER

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10537 PG 628

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

CAM: 86500.00
CON TX 320.05
PRFEE 1.00
WDEED 8.00
TOTAL 329.05
CHECK 329.05

07/22/97 01 09:36 CAM 7341

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03288878

IDENTIFICATION

97 JUL 22 AM 9:38

REGISTER
DAVIDSON CO., TN

No.1177025