Box 3

BOOK 10582 PG 309

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 66,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF August 19 97

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

TCB-UTC-97-1039

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW

111 W. College Street, Murfreesboro, TN 37130 | 4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076 | 155 Franklin Rd., Suite 150, Brentwood, TN 37027
313 E. Main Street, Suite 5, Hendersonville, TN 37075 | 1187 Vultee Boulevard, Nashville, TN 37217 | 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven P. McClain	Southeastern Mortgage	MAP 72-7
(NAME)	(NAME)	
1234 Kenmore Place	115 29th Avenue South	PARCEL 155
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	Nashville, TN 37212	
(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, Timothy D. Reynolds, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven P. McClain and wife, Cheryl S. McClain

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 the Westerly one-half (1/2) of Lot No. 74 on the Plan of Kenmore Place, as of record in Book 322, Page 32 and 33, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of said Lot No. 74 fronts 50 feet on the Southerly margin of Kenmore Place formerly Warner Avenue, and extends back between parallel lines 250 feet to a line in the rear on which it measures 50 feet.
Being the same property conveyed to Timothy D. Reynolds by Installment deed from John H. Anderson and wife, Rosetta M. Wiley of record in Deed Book 10455, page 353, Register's Office for said County.

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

0341502 IDENTIF. ↑ REFERENCE

97 AUG 26 PM 3:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1103 08/26 0101 03CHECK 253.20

unimproved ( )
This is improved (X) property, known as 1234 Kenmore Place, Nashville, Tennessee 37216
(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 8th day of August 19 97

Timothy D. Reynolds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10582 PG 310

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy D. Reynolds, unmarried

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 Brentwood, Tennessee, this 8th day of August, 19 97

Commission expires 5-23-98

Notary Public

MARY FRANCES RUDY NOTARY PUBLIC TENNESSEE

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_____ .

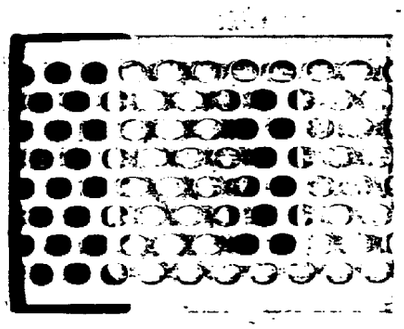
My commission expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
TITLE CONNECTION, INC.

- ☐ 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☒ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027



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

RECEIVED OF _____

FOR _____ BOOK 10582 PG 311

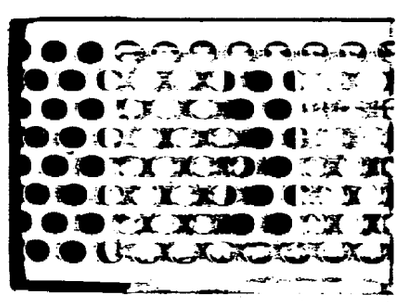
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 66000.00
CON TX 244.20
PRFEE 1.00
WDEED 8.00
TOTAL 253.20
CHECK 253.20

08/26/97 01 15:39 0001 1103

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0341502
IDENTIF. ↑ REFERENCE

97 AUG 26 PM 3:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1190921