BOOK 10807 PG 251

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36408)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF February, 1998

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

SATURN & MAZER NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
William Andrew Scott McClure	NVR Mortgage Finance, Inc.	155-8-C-219
(NAME)	(NAME)	
6661 Autumnwood Drive	100 Ryan Court, P.O. Box 999	9D 80465
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Pittsburgh, PA 15230	
(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, Estate of Nancy J. Hibbett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Andrew Scott McClure, married

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:

Land in Davidson County, Tennessee being Lot No. 219 on the Plan of Poplar Creek, Phase II, of record in Book 6900, Pages 339 through 347, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Nancy J. Hibbett by deed from Lee Chira, Trustee of record in Book 8514, Page 552, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

The said Nancy J. Hibbett has since died. Will of Nancy Jarvis Hibbett in Case No. 97P1011 appoints Lucinda Jane Anderson as Executrix and authorizes her to sell real property. TAXES FOR 1998, NOT YET DUE AND PAYABLE

Restrictions of record in Book 6474, Page 346; Book 6486, Page 587; Book 6662, Page 433; Book 6987, Page 966 ; and Book 7270, Page 648, Register's Office for Davidson County, Tennessee.
Storm water detention easement of record in Book 7099, Page 299, Register's Office Davidson County, Tennessee.
All matters as shown on plat of record in Book 6900, Pages 339 through 347, Register's Office for Davidson County, Tennessee.

Property Address: 6661 Autumnwood Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the aforesaid 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 except as otherwise hereinabove 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 13th day of February, 19 98

Estate of Nancy J. Hibbett
By: Lucinda Jane Anderson, Executrix
Lucinda Jane Anderson, Executrix

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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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 Estate of Nancy J. Hibbett

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 13th day of February 19 98.

Commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me Alan D. Mazer a Notary Public within and for the State and County aforesaid personally appeared Lucinda Jane Anderson and with whom I am personally acquainted and who upon her oath acknowledged herself to be the Executrix and respectively of the Estate of Nancy J. Hibbett the within named bargainor, and that she as such Executrix and being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Lucinda Jane Anderson as such Executrix and attesting the same by the said as such

Witness my hand and official seal at office at Nashville, Tn this the 13th day of Feb. 98

My commission expires 7/25/98

Notary Public

ALAN D. MAZER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0404188

98 FEB 24 PM 1:20

7136 02/24 0101 04 CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10807 PG 253

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DAMT
115000.00
COR TA 610.50
PRFEE 1.00
WDEED 8.00
TOTAL 617.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0404188

98 FEB 24 PM 1:20

No. 1257613