0444827

IDENTIFICATION REFERENCE

BK: 10957 PG: 103

98 JUN -2 PM 1:19

After Recording Return To:
Residential Title & Escrow Corp.
599 W. Sam Ridley Parkway, Suite 107
Smyrna, Tennessee 37167

----------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION----------

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **DONALD R. CLEMMONS AND WIFE, VICTORIA CLEMMONS**, (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto, **NIMROD R. MCDADE AND WIFE GERALDINE V. MCDADE** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plat of Holt Hills, Section 2B, of record in Plat Book 5190, page 316, Register's Office for said County.

Said Lot No. 20 fronts 198.02 feet on the northerly margin of Holt Road and extends back between line 654.02 feet on the easterly line and 649.37 feet on the westerly line to a line on the rear on which it measures 251.28 feet.

Being the same property conveyed to Donald R. Clemmons and wife Victoria Clemmons by deed from Terry M. Anderson and wife Rebecca Lynn Anderson, dated June 23, 1995, recorded June 28, 1995, of record in Book 9714, page 806, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to matters shown on plat of record in Plat Book 5190, page 316, Register's Office for Davidson County, Tennessee, and to any and all existing easements and restrictions of public record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 28 day of May, 1998.

Donald R. Clemmons

Donald R. Clemmons

Victoria Clemmons

Victoria Clemmons

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Donald R. Clemmons and wife, Victoria Clemmons, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 28th day of May, 1998.

Melissa McBroom
Notary Public

My Commission Expires: _____

MELISSA Mc BROOM NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

My Commission Expires 1-22-99

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 305,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Nimrod R. McDade
Affiant

Subscribed and sworn to before me this 28th day of May, 1998.

Melissa McBroom
Notary Public

My Commission Expires: _____

MELISSA Mc BROOM NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

My Commission Expires 1-22-99

MAP AND PARCEL NUMBERS: Map 180 Parcel 109.00

ADDRESS NEW OWNER:

Nimrod R. McDade and wife Geraldine V. McDade
6716 Holt Road
Nashville, TN 37211

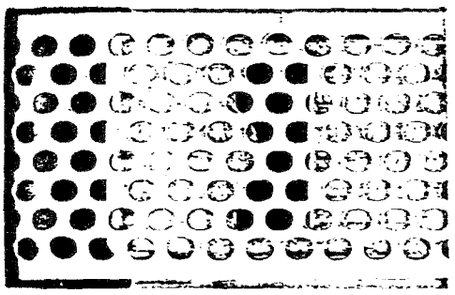
SEND TAX BILLS TO:

Franklin American Mortgage Company
214 Overlook Court, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:

Residential Title & Escrow Corp.
599 W. Sam Ridley Parkway, Suite 107
Smyrna, Tennessee 37167
File # 98050199

4631 06/02 0101 03CHECK 1137.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

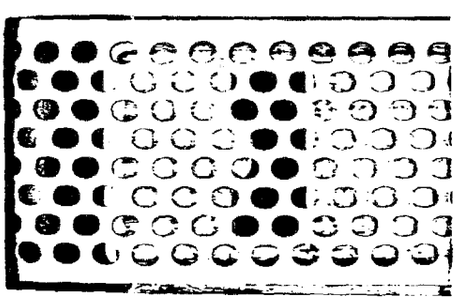
FOR _____

BOOK 10957 PG 105

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	
				305000.00
			CON TX	1128.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1137.50
			CHECK	1137.50
06/02/98	01		13:21 0001	4631

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0444827

IDENTIF. & REFERENCE

98 JUN -2 PM 1:19

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 1300563