WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~100,000.00~~ 111,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES 11/8/2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard Glenn Bolton	Franklin Financial Mortgage	MAP 161-8
(NAME)	(NAME)	
392 Brewer Drive	210 East Main Street	PARCEL 41
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Franklin, Tennessee 37064	
(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, Billy O. McClain and wife, Mary N. McClain

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard Glenn Bolton, ~~xxxxxxxxx~~ 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:

BEING Lot No. 20 on the Plan of Southwood, of recordin Book 2663, page 125 and 126, Register's Office for Davidson County, Tennessee.

SAID Lot No. 20 begins at a point in the southeasterly margin of Raywood Lane at the common corner of Lots Nos. 19 and 20; thence with the line between said lots, southeasterly 202.69 feet to a corner of Lot No. 20 on said Plan; thence with the line between lots 20 and 21; southwesterly 162.02 feet to a point in the northeasterly m argin of Brewer Drive; thence with the margin of the same, northwesterly 150 feet to a point at the beginning of a curve; thence around said curve northeasterly 36.32 feet to a point in the easterly margin of Raywood Lane thence with the margin of the same northeasterly 265 feet to the point of beginning.

Being the same property conveyed to Billy O. McClain and wife, Mary N. McClain by deed from Hillview Company of record in Book 2960, page 545, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Plan of record in Book 2663, page 125, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

CONTINUED

unimproved ( )
This is improved (X) property, known as 392 Brewer Drive, Nashville, Tennessee 37211
(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 our hand s this 29th day of December 19 98

Billy O. McClain
Billy O. McClain

Mary N. McClain
Mary N. McClain

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy O. McClain and wife, Mary N. McClain

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 29th day of December, 1998.

Commission expires 11-18-01

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

LEGAL DESCRIPTION CONTINUATION

Easement for sanitary sewers and/or storm drainage as of record in Book 6303, page 732, Register's Office for Davidson County, Tennessee.

Taxes for the years 1999 and thereafter, a lien not yet due and payable.

0531963
IDENTIF. & REFERENCE

99 JAN -4 AM 9:23
L.L. ... REGISTER
DAVIDSON COUNTY, TN.

7693 01/04 0101 03CHECK 421.70

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11278 PAGE 794

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

D 53/963
IDEN. ↑ REFERENCE
99 JAN -4 AM 9:23
REGISTER
DAVIDSON COUNTY, TN.

CAMT
111000.00
CON TX 410.70
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 421.70
CHECK 421.70
01/04/99 01 09:21 0001 7693

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1407092