WARRANTY DEED

BOOK 11472 PG. 191

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: 9/18/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard H. McClellan	New Owner	Map 72-8
(NAME)	(NAME)	
1128 Still House Road		Parcel 45
(ADDRESS)	(ADDRESS)	
White House, TN 37188		
(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, Nellie Williams, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard H. McClellan and wife, Carolyn J. McClellan

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:

SEE ATTACHED EXHIBIT A

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

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

unimproved ( )
This is improved (X) property, known as 1434 McGavock Pike, Nashville, TN 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 5th day of May, 19 99

X Nellie Williams

Nellie Williams

STATE OF TENNESSEE
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nellie Williams, a widow

the bargainor I, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at xxxxxxxxxxx Montgomery, Tennessee, this 5th day of May 19 99.

Commission expires My Commission Expires MAR 23, 2002

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

EXHIBIT A

Land in Davidson County, Tennessee, being located in the new 11th formerly the old 18th Civil District of Davidson County, Tennessee, and being Lot Number 2, in a recorded plat of subdivision of a ten acre tract, conveyed to J.O. Hooper and wife, May Elizabeth Hooper by John Rotier, Jr. et ux, recorded in Book 534, page 142, R.O.D.C. Tennessee; which plat was made by Earl Drake, County Surveyor, on August 3rd, 1929.

Said Tract Number 2 begins at a point in the center of Williams Perry Road or Maxey Lane 110.7 feet east of the northwest corner of the 10 acre tract conveyed to J.O. Hooper et ux, hereinabove referred to running thence with a center of said Williams Ferry Road, or Maxey Lane 115 feet to a point, the dividing line between tracts number 2 and 3, of said unrecorded subdivision; thence at right, angles south 34 1/2 degrees east 740 feet to a point in the rear line of the said 10 acre tract; thence with the rear line of said 10 acre tract 120 feet to a point thence north 34 1/2 degrees west 780 feet to the point of beginning, and containing 2.017 acres, more or less.

Included in the above description but excluded therefrom is the following tract conveyed in the instrument of record in Book 2964, page 264, said Register's Office described as follows:

Land in the 11th Civil District of Davidson County, Tennessee, being the southerly part of Lot No. 2 on the map showing subdivision of a tract of land conveyed to J. O. Hooper, as of record in Book 843, page 106, Register's Office for said County, described according to a survey made by Z. J. Wilkinson, Surveyor as follows:

Beginning on the line between Lots Nos. 1 and 2 at a point 323 feet south of the southerly margin of McGavock Pike; thence with said line, southwardly 439.7 feet to the center of a branch; thence with the center of said branch; north 37 deg. 30' east 121 feet to the corner of Lots No. 2 and 3; thence with the line between said two lots, north 34 1/2 deg. west 398.4 feet to a point 324.7 feet south of the southerly margin of McGavock Pike; thence south 58 deg. 18' west 115 feet to the beginning.

Being the same property conveyed to Nellie Williams by deed from May Elizabeth Hooper, of record in Book 1290, page 280, said Register's Office.

058518
IDENTIFICATION REFERENCE
99MAY 11 AM 8:05
ILL CAMPBELL REGISTER
DAVIDSON COUNTY, TN.
4063 05/11 0104 02CHECK 377.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11472 PG. 194

05851118

IDENTIFICATION REFERENCE

99MAY11 AM 8:06

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

CAMT	58000.00
CON TX	362.60
PRFEE	1.00
UFEE	12.00
CFEE	2.00
TOTAL	377.60
CHECK	377.60

05/11/99 08:09 0001 4063

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1458716