WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October 1999

Notary Public

MY COMMISSION EXPIRES: 05-20-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 170 Cude Lane, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Smith	First Republic Mortgage	72-8-45
(NAME)	(NAME)	
1434 McGavock Pike	3212 West End Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37203	
(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, Richard H. McClellan and wife, Carolyn J. McClellan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John P. Smith and wife, K Brook Hines

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

06510711
REFERENCE
99 OCT 27 PM 2:10
REGISTER
COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1434 McGavock Pike, 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 our hand s this 22nd day of October, 1999

Richard H. McClellan

Carolyn J. McClellan

10/27/99 0101 03CHECK 466.40

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

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 Richard H. McClellan and wife, Carolyn J. McClellan

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 Madison Tennessee, this 22nd day of October 1999.

Commission expires

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 .

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 Ferry 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 Richard H. McClellan and wife, Carolyn J. McClellan by deed dated 05/05/99, from Nellie Williams, a widow, filed for record on 05/11/99, in Book 11472, page 191, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee(s) herein.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11719 PAGE 530

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

0651071

REFERENCE

99 OCT 27 PM 2:10

REGISTER
COUNTY, TN.

CAMT	122000.00
CON TX	451.40
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	466.40
CHECK	466.40

10/27/99 01 14:14 0001 4613

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1532383