THIS INSTRUMENT PREPARED BY:
Sam Sawyer, Attorney at Law
501 N. Jackson Street
Tullahoma, Tennessee 37388

TAX INFORMATION:
Map No. _____
Group No. _____
Parcel No. _____

REAL PROPERTY TAX RESPONSIBILITY:
Mr. and Mrs. Jay M. McClure
6012 O'Brien Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO: BOOK 6780 PAGE 60
Volunteer Trust Company
P. O. Box 995.
Columbia, Tennessee 38401

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE ($1.00) DOLLAR, cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged, we, EDWIN A. GROVES and wife, LINDA J. GROVES, have bargained and sold and by these presents do hereby transfer and convey unto JAY M.. McCLURE and wife, ELEANOR A. McCLURE, hereinafter referred to as "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, bounded and described as follows:

> Being part of Lot No. 88 on the Map of West Nashville Heights, of record in Book 332, page 127, Register's Office of Davidson County; said lot fronts 50 feet on the northerly side of Grundy St. and runs back between parallel lines 170 feet to an alley. INCLUDED in this description but expressly EXCLUDED therefrom is the following: Being part of Lot No. 88 on the Map of West Nashville Heights, and beginning at a point in the southwest corner of said Lot No. 88 and runs with the west boundary line of said lot, N 4° 56' W, 51.6 feet to a point; thence S 77° 07' E 52.4 feet to a point in the east boundary line; S 4° 56' E, 31.6 feet to a point in the north margin of O'Brien Ave.; thence with said margin westerly 50 feet to the point of beginning, containing 2,080 square feet, more or less.
>
> Being the same property conveyed to Edwin A. Groves and wife, Linda J. Groves, by Trustee's Sale by Rick M. Johnson, Trustee, of record in Book 6245, page 213, Register's Office of Davidson County. See also quitclaim deed of record in Book 6773, page 645, and quitclaim deed of record in Book 6775, page 259, said Register's Office.

TO HAVE AND TO HOLD 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 and lawful right to convey it, and that same is free, clear and unencumbered.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this February 5, 1986.

Edwin A. Groves

EDWIN A. GROVES

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Linda J. Groves

LINDA J. GROVES

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, a Notary Public in and for said County and State, EDWIN A. GROVES and wife, LINDA J. GROVES, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this February 5, 1986.

Lenore Mannon

NOTARY PUBLIC

My commission expires: 7-23-89

LENORE MANNON NOTARY PUBLIC COFFEE COUNTY, TENN.

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 44,500.00, which amount is equal to or greater than the amount which the property transferred would command at a voluntary sale.

Jay M. McClure

Subscribed and sworn to before me this 5th day of Feb 1986

Lenore Mannon

7-23-89

NOTARY PUBLIC COFFEE COUNTY, TENN.

7.5020

IDENTIFICATION

FEB 10 9 41 AM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

MAIL BOX

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6780 PAGE 62

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
			41500.00- CAMT.	
			108.94 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	115.44-
			3343A02/10/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5020

IDENTIFICATION REFERENCE

Feb 10 9 41 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 217915