BOOK 6997 PAGE 40

File # 19373
Loan # 117548-3

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$70,000.00 Margaret Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September, 19 86

Notary Public

MY COMMISSION EXPIRES: 4-19-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SUZANNE McCLURE (NAME)	CityFed Mortgage Company (NAME)	MAP 72-3
1307 Greenfield Avenue (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	PAR 234
Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP)	Somerset, New Jersey 08873 (CITY) (STATE) (ZIP)	15 DZ 31910

FOR AND IN 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, PAUL E. ESCHBACH and wife, DEBORAH J. ESCHBACH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SUZANNE McCLURE, Unmarried

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:

LAND in Davidson County,Tennessee, being part of Lot No. 1 on the Plan of the Subdivision of part of the East Nsashville Golf and Country Club Lands as of record in Plat Book 421, pages 142 and 143, Register's Office for Davidson County, Tennessee, and described according to a survey of Harold F. Morris, Surveyor dated February 25, 1971, as follows:
BEGINNING at a point in the northeasterly margin of Greenfield Avenue 300 feet northwesterly from Golf Street; thence continuing with said Avenue, northwesterly 100 feet to the southeasterly margin of Kennedy Avenue; thence with the same, northeasterly 186.58 feet to a point; thence southeasterly 98.5 feet to a point; thence southwesterly 183 feet to the point of beginning.

BEING the same property conveyed to Paul E. Eschbach and wife, Deborah J. Eschbach, by deed from Wlater C. Essary and wife, Betty S. Essary, of record in Book 5949, page 567, Register's Office for Davidson County, Tennessee.

48466

IDENTIFICATION REFERENCE

OCT 2 8 42 AM '86
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) X improved ( ) property, known as 1307 Greenfield Avenue, 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 our their hand s this 25th day of September, 19 86

Paul E. Eschbach
PAUL E. ESCHBACH

X Deborah J. Eschbach
DEBORAH J. ESCHBACH

12/23
2315

BOOK 6997 PAGE 41

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PAUL E. ESCHBACH and wife, DEBORAH J. ESCHBACH

the bargainors, 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 Nashville, Tennessee, this 25th day of September, 19 86.

Notary Public

Commission Expires 4-19-87

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

PAUL E. ESCHBACH

DEBORAH J. ESCHBACH

TO

SUZANNE McCLURE

Saturn & Mazer, Attorneys
Row 1
Box 7

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

RECEIVED OF _____

FOR _____

BOOK 6997 PAGE 42

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
			700[illegible].00- CAPIT.	
			196.00 CSTAX	
			.50 PRFE.	
			6.00 MOR[illegible]	
			CHECK 202.50-	
			9182A10/CC/86 BAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48466

IDENTIFICATION REFERENCE

Oct 2 8 42 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Fee. 301828