Box 37

SLW

BOOK 7143 PAGE 646

Address New Owner:	Map-Parcel Numbers:
Robert W. McCain and wife, Kristina K. McCain 1702 Cedar Lane Nashville, Tennessee	117-4-244
Send Tax Bills To:	**Address of Mortgagee:**
Same	Nashville City Bank and Trust Co. 315 Union Street Nashville, Tennessee 37201

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, William Morton Ralston and Martha Kay Grubbs Ralston ("Grantors") have bargained and sold, and hereby transfer and convey to Robert W. McCain and wife, Kristina K. McCain ("Grantee"), their heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Easement for concrete block garage of record in Book 5073, page 595, Register's Office for Davidson County, Tennessee.

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantors further covenant to warrant and forever defend the title to the Property to Grantee, their heirs and assigns against the lawful claims of all persons.

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN
FEB 23 11 39 AM '87

IDENTIFICATION REFERENCE

9.6.1.4.7.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $95,500.00.

Robert W. McCain
Affiant

Subscribed and sworn to before me this 20th day of February, 1987.

Steven L. Best
Notary Public
My Commission Expires: 11/12/90

02/23 276.90- CHECK

3177

Executed this 20th day of February, 1987.

William Morton Ralston
William Morton Ralston

Martha Kay Grubbs Ralston
Martha Kay Grubbs Ralston

This is improved property, known as 1702 Cedar Lane, Nashville, Tennessee 37212.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, STEVEN L WEST, a Notary Public in and for said County and State, the within named William Morton Ralson and Martha Kay Grubbs Ralston, 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 20th day of February, 1987.

Steven L West
Notary Public

My Commission Expires: 11/12/90

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 85 on the map of Belmont Terrace, of record in Book 421, page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 85 fronts 65 feet on the northerly side of Cedar Lane and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to William Morton Ralston and wife, Martha Kay Grubbs Ralston be Deed of record in Book 5257, page 758, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

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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

95000.00 CAMT.
267.40 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 276.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK .00

9:6 1:47

IDENTIFICATION REFERENCE

FEB 23 11 39 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 48482