THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

BOOK 7429 PAGE 934

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey Lee McKay	First Family Mortgage Corp.	MAP 83-06
(NAME)	(NAME)	
115 Scott Avenue	2900 Ogden	PARCEL 282
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37206	Lisle, Illinois 60532	27W 04710
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of FORTY NINE THOUSAND THIRTY TWO AND 27/100---------- ---------- *Dollars,*

Marcia Roe, married

have this day bargained and sold, and do hereby transfer and convey unto the said Jeffrey Lee McKay and Virginia L. McKay, both unmarried, as Joint Tenants with Rights of Survivorship and not as Tenants in Common *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows*

BEING Lot No. 1 on the Plan of J.A. Bealafelt's Subdivision of Lot No. 1 of the Cuppet Property, of record in Book 547, page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Marcia Roe, unmarried, by deed from Gertrude Evidene McClard, unmarried, of record in Book 5674, page 120, Register's Office for Davidson County, Tennessee.

Johnathan Lee Stewart joins in this conveyance to convey any interest he may have in the property, particularly any marital interest.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a Note secured by a first mortgage Deed of Trust to Federated Financial Mortgage Corporation of record in Book 5674, page 123, and re-recorded in Book 5683, page 587, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 49,032.27

Subscribed and sworn to before me this the 16th *day of* December *19* 87

My commission expires March 11, 1990
(Affix Seal)

Affiant

Notary Public

This is improved ( ) unimproved (XX) property, known as 115 Scott Avenue, Nashville, Tennessee 37206
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 16th *day of* December *, 19* 87 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jeffrey Lee McKay - Grantee

Virginia L. McKay - Grantee

Marcia Roe

Marcia Roe

Johnathan Lee Stewart

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Marcia Roe and Jonathan Lee Stewart

the within named 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 Nashville, *Tennessee, this* 16th *day of* December, *19* 87

Notary Public

Commission expires 3/11/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of 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* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____

Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Lee McKay and Virginia L. McKay, the within named 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 16th day of DEcember, 1987.

Notary Public

My Commission Expires: 3/11/90

IDENTIFICATION REFERENCE

DEC 18 12 24 PM '87

DAVIDSON COUNTY, TN

9.17.41

WARRANTY DEED

FROM

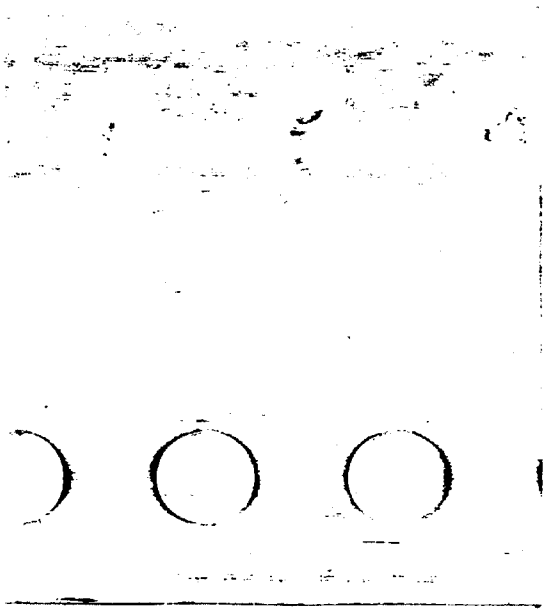
Marcia Roe et ux

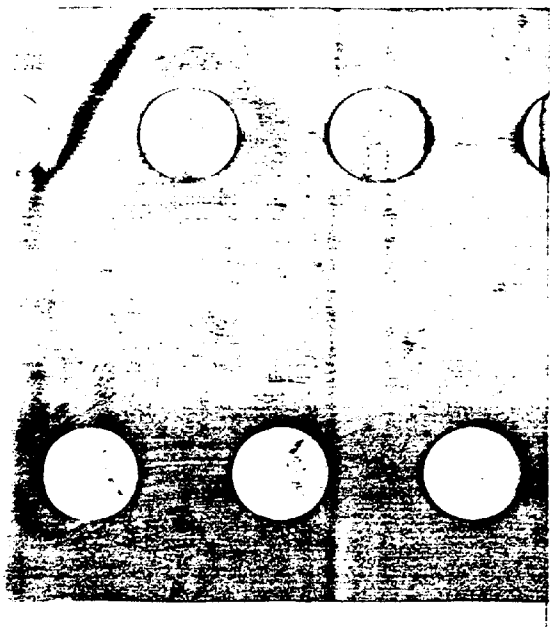
TO

Jeffrey L. McKay and

Virginia L. McKay

1315 12/18 0101 03CHECK 143.70





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7429 PAGE 936

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

MAMT 49032.27
ERR CO
MAMT 49032.27-
CAMT 49032.27
CON TX 137.20
PRFEE 0.50
MDEED 6.00
TOTAL 143.70
CHECK 143.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/18/87 01 12:25 0001 1315

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Dec 18 12 24 PM '87
IDENTIFICATION REFERENCE
9 1 7 4 1

No. 46463