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Box 53

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,571.33

James W. McClain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April, 19 88

Carolyn Deeds
Notary Public Carolyn Deeds

MY COMMISSION EXPIRES: March 27, 1989

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
EAST END TITLE & ESCROW, INC. – 405 Two Mile Pike – Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
JAMES W. McCLAIN (NAME)	THE KISSELL COMPANY (NAME)	MAP 61.02
706 MARSWEN DRIVE (STREET ADDRESS OR ROUTE NUMBER)	30 WARDER STREET (STREET ADDRESS)	PARCEL 37
NASHVILLE, TN 37216 (CITY) (STATE) (P.O. ZIP)	SPRINGFIELD, OHIO 45501 (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, HERMAN L. ROGERS and wife, MARY M. ROGERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES W. McCLAIN and wife, MARILYN McCLAIN

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 Lot No. 277 on the Plan of Gramar Acres, Section VII, as of record in Book 2331, page 80, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 277 fronts 94.18 feet on the southerly side of Marswen Drive and extends back between lines 200 feet on the easterly line and 199 feet on the westerly line to a rear line which measures 86 feet thereon.

Being the same property conveyed to Herman L. Rogers and wife, Mary M. Rogers, by deed of record in Book 6979, page 927, Register's Office for Davidson County, Tennessee.

Grantees herein agree to assume the unpaid principal balance of a note secured by a Deed of Trust of record in Book 6979, page 930, Register's Office for Davidson County, Tennessee.

20539

IDENTIFICATION REFERENCE

APR 12 10 47 AM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

3513 04/12 0101 03CHECK 226.58

This is unimproved ( ) improved (XX) property, known as 706 MARSWEN DRIVE, 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 heir 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 covey 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 8th day of April, 19 88

Mary M. Rogers
MARY M. ROGERS

Herman L. Rogers
HERMAN L. ROGERS

James W. McClain
JAMES W. McCLAIN

Marilyn McClain
MARILYN McCLAIN

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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, the within named HERMAN L. ROGERS and wife, MARY M. ROGERS
JAMES W. McCLAIN AND WIFE, MARILYN McCLAIN

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 8th day of April 19 88.

Commission expires March 8, 1989

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) 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 _____ 19 _____

My commission expires _____

Notary Public

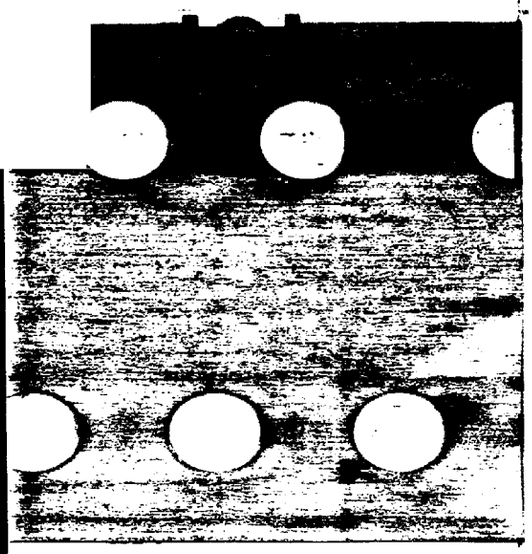
WARRANTY DEED

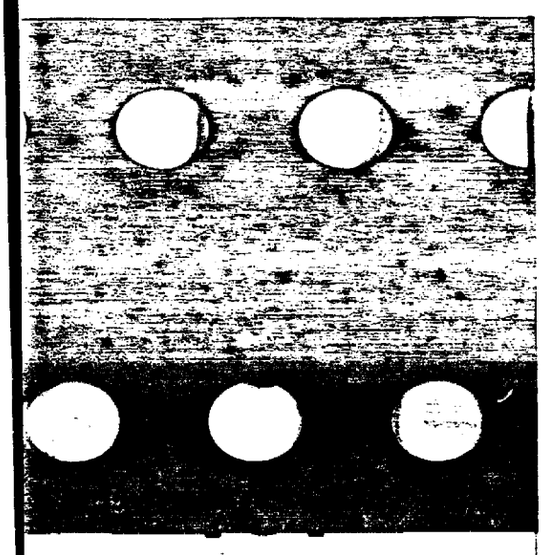
FROM

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072





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 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

CAMT	78571.33
CON TX	220.08
PRFEE	0.50
WDEED	6.00
TOTAL	226.58
CHECK	226.58

04/12/88 01 10:48 0001 3513

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20539

IDENTIFICATION REFERENCE

APR 12 10 47 AM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 79681