THIS INSTRUMENT PREPARED FROM INFORMATION FURNSISHED BY THE PARTIES.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,651.08

Mark McNally
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March 1989

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: 9/9/89

(AFFIX SEAL)

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FILE BOX 45

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mark McNally (NAME)	CityFed Mortgage Company (NAME)	MAP 150-10
3252 LuAnn Drive (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	PARCEL 101
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Springfield, OH 45501 (CITY) (STATE) (ZIP)	156.03

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, Roger Graham and wife, Joyce Graham and William J. Evans, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark McNally, 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.

BEING Lot No. 30-A on the Zone Lot Division of Lots 21 through 30, on the Plan of Cherry Hills, Section 12, of record in Plat Book 6250, page 466, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William J. Evans and Roger Graham, both unmarried, by deed from Mary A. Feary and husband, Bryant M. Feary, of record in Book 7359, page 928, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6436, Page 642, Book 6502, page 152 and Plat Book 6250, page 466, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by John J. Cook and wife, Virginia S. Cook, to Stephen R. Josleyn, Trustee, for CityFed Mortgage Company, dated December 17, 1985, and filed for record in Book 6742, Page 100, Register's Office for said County, with an unpaid principal amount of approximately $52,651.08, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

Joyce Graham is joining in this conveyance to convey any and all marital rights she may have to said property.

unimproved ( ) property, known as 3252 LuAnn Drive, Antioch, TN 37013
is improved (XX) (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 1st day of March, 1989

Joyce Graham
Joyce Graham

Roger Graham
Roger Graham

William J. Evans

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger Graham and wife, Joyce Graham and William J. Evans, unmarried

the bargainor s, with whom I am personally acquainted/and who acknowledged that they (or proved to me on the basis of satisfactory evidence) executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 1st day of March 1989

Commission expires 9/9/89

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 his oath himself (or proved to me on the basis of satisfactory evidence) upon (their several oaths) acknowledged (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

3564 03/08 0101 03CHECK 180.41

WARRANTY DEED

FROM

Roger Graham
Joyce [illegible]
William J. Evans

TO

[illegible]

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

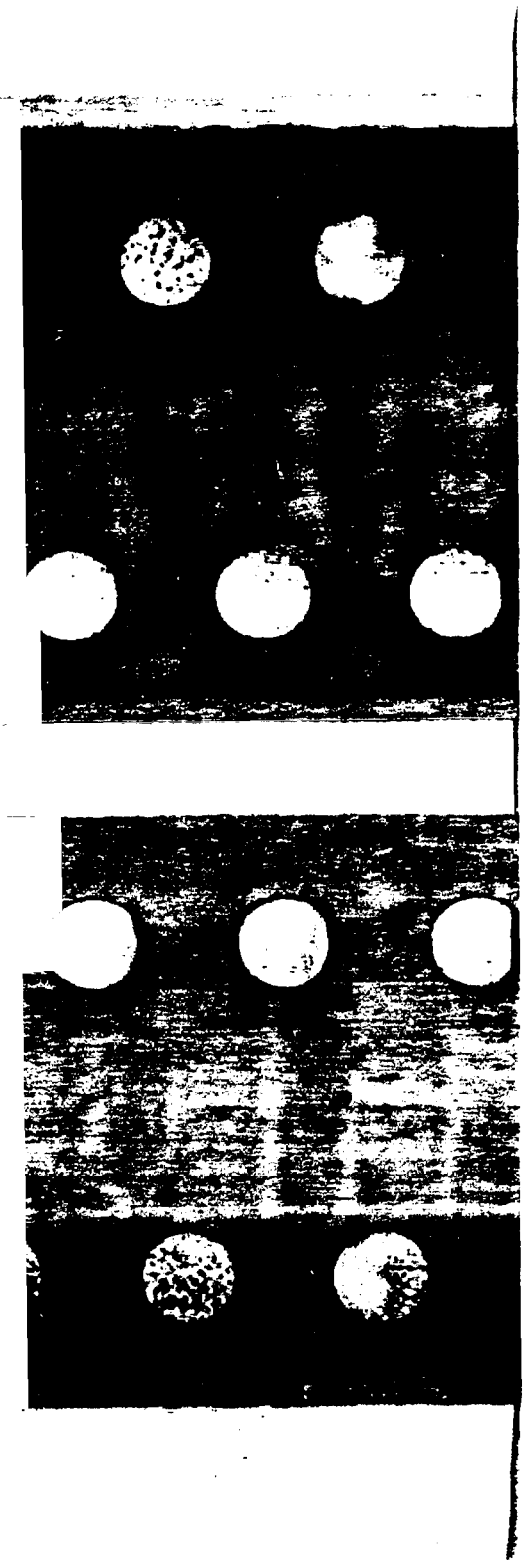
RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

14650

IDENTIFICATION

MAR 8 9 12 AM '89

[illegible]



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 52651.08
CON TX 173.91
PRFEE 0.50
WDEED 6.00
TOTAL 180.41
CHECK 180.41

03/08/89 01 09:14 0001 3564

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14650

IDENTIFI REFERENCE

Mar 8 9 12 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 188124