FORM NO. WD-1

BOOK 7888 PAGE 828

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,249.09

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July, 19 89

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013

NAME / ADDRESS		
ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee and Send Tax Bill To:	MAP-PARCEL NUMBERS
Mark T. Heaton (NAME)	Shearson Lehman Mortgage (NAME)	150-1-0
454 Clearwater Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1201 (STREET ADDRESS)	179.00
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	San Bernardino, CA 92402 (CITY) (STATE) (ZIP)	02D 58010

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, Steve McClanahan and wife, Nancy McClanahan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark T. Heaton and wife, Deborah A. Heaton

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. 146 on the Plan of Edge-O-Lake Estates, Section 8, record in Plat Book 3700, Page 101, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Steve McClanahan and wife Nancy McClanahan by deed from John V. Rayburn and wife Dixie C. Rayburn, of record in Book 6028, Page 600, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Shearson Lehman Mortgage Co. of record in Book 7157, Page 66, said Register's Office with a present unpaid balance of approximately $71,149.09, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

DAVIDSON COUNTY, TN
JUL 14 3 05 PM '89

IDENTIFICATION REFERENCE

4917.3

unimproved ( ) This is improved (X) property, known as 454 Clearwater Drive, Nashville, TN 37217
(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 hands this 13th day of July, 19 89

Steve McClanahan by Nancy McClanahan Attorney-in-fact

Steve McClanahan Nancy McClanahan

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned _____, a Notary Public in and for said County and State, the within named _____, Nancy McClanahan

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ___ her ___ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 13th day of July, 19 89.

_____ Notary Public

Commission Expires October 9, 1991

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_____

SLOT 07/14 0101 03CHECK 291.46

WARRANTY DEED

FROM

Steve McClanahan and wife, Nancy McClanahan

TO

Mark T. Heaton and wife, Deborah A. Heaton

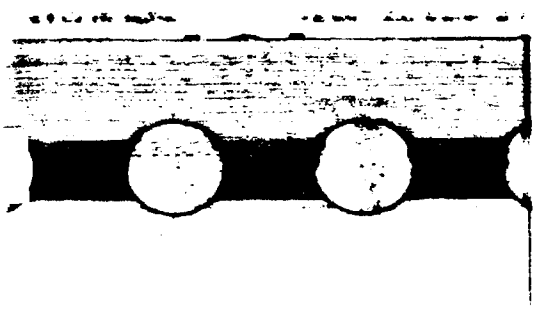
Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

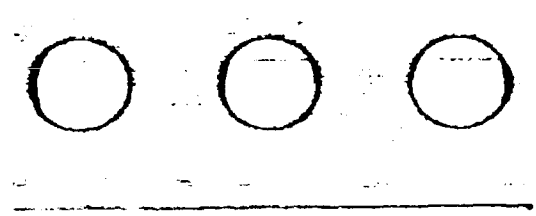
STATE OF TENNESSEE
COUNTY OF DAVIDSON

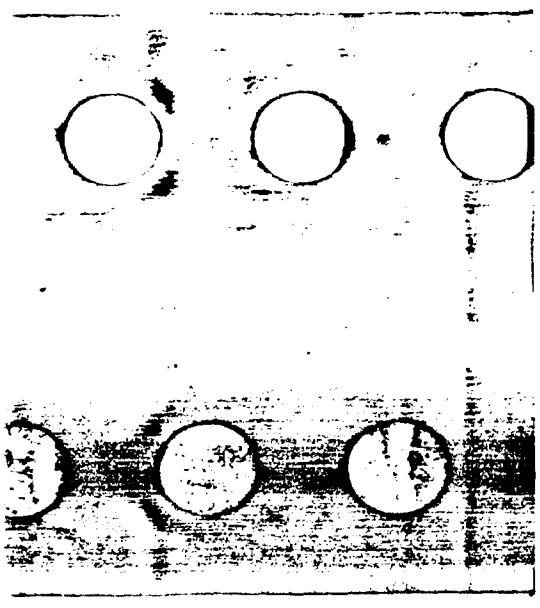
On this 13th day of July, 1989 before me personally appeared Nancy McClanahan, the person who executed the foregoing instrument on behalf of Steve McClanahan, and acknowledged that she executed the same as the free act and deed of the said Steve McClanahan through Power of Attorney granted her by the said Steve McClanahan.

Commission expires: 10/9/91

_____
Notary Public







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 86249.06

CON TX 284.46

PRFEE 1.00

WDEED 6.00

TOTAL 291.46

CHECK 291.46

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0125 0001 5107

49172.3

IDENTIFICATION REFERENCE

JUL 14 3 04 AM '89

DAVIDSON COUNTY, TN

No. 228788