ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Mary Ruth Millraney	Atlantic Coast Mortgage Co	Map and Parcel
530 Rosedale Avenue	ATTN: Tax Department	118-04-31
Nashville, TN 37211	12700 Fair Oaks Circle	
	Fairfax, VA 22033	

This instrument prepared by: Cindy S. Smith, Attorney at Law, 2525 Lebanon Road, Nashville, Tennessee 37214 (Box 27-Bottom)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **J.E. McLarrin,** ~~unmarried,~~ (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Mary Ruth Millraney, unmarried,** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows to wit:

Land in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, being Lot No. 11 on the map of the Southeast part of the J.W. Russwurm Property, said subdivision being bound on the south by Rosedale Avenue, formerly Rose Avenue, on the east by Gladstone Avenue, as shown on the plan of Corrinne Place, as of record in Book 332, Page 1, Register's Office for said County, and on the west by part of the Russwurm Property as of record in Book 547, Page 190, said Register's Office, and on the north by the Russwurm acreage tract, said Subdivision not being of record, but described according to a survey made by Blanchard & Parrish, Engineers, dated May 16, 1941. Said Lot No. 11 fronts 65 feet on the northerly side of Rosedale Avenue, formerly Rose Avenue, its southeast corner being 608.7 feet from the northwest corner of Gladstone Avenue and Rosedale Avenue, and runs back between lines 204.3 feet on the easterly line and 203.4 feet on the westerly line to a dead line and measures 51 feet thereon.

Being the same property conveyed to J. E. McLarrin by Quitclaim Deed from Patricia Ann McLarrin of record in Book 7633, Page 666, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 530 Rosedale Avenue, Nashville, Tennessee 37211.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: Any and all zoning regulations, building restrictions, setback lines, easements of record and rights-of-way for public utilities of record.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $50,000.00.

+ Mary Ruth Millraney
Affiant

Subscribed and sworn to before me this 21st day of December, 1989.

Cindy S. Smith
Notary Public
My Commission Expires 11/12/90

Patricia A. McLarrin, wife, of J.E. McLarrin, joins in this conveyance to convey any and all rights she may have in said property including but not limited to any marital rights.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of December, 1989.

8215 12/28 0101 03CHECK 172.00

J.E. McLarrin

Patricia A. McLarrin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Cindy S. Smith, Notary Public in and for said County and State, the within named **J.E. McLarrin,** ~~unmarried~~, with whom I am personally acquainted, or who 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 27th day of December, 1989.

Notary Public
My Commission Expires: 11/12/90

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Cindy S. Smith, Notary Public in and for said County and State, the within named **Patricia A. McLarrin,** with whom I am personally acquainted, or who 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 27th day of December, 1989.

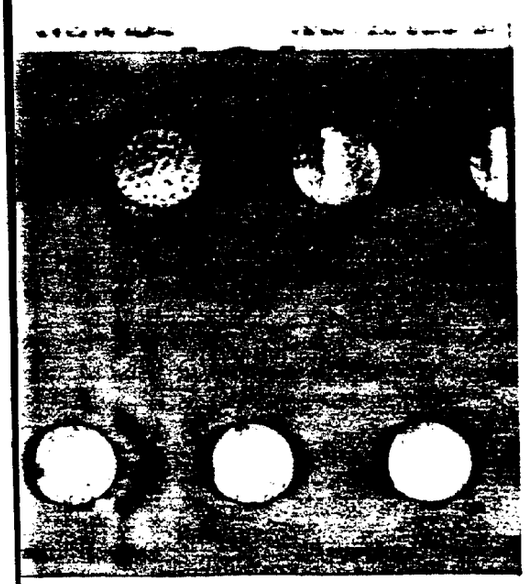
Notary Public
My Commission Expires: 11/12/90

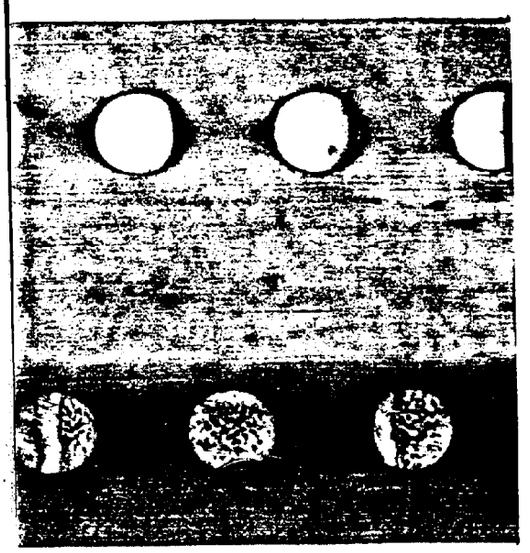
9211 7.

IDENTIFICATION REFERENCE

DEC 28 9 53 AM '89

DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8013 PAGE 104

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	50000.00
CON TX	165.00
PRFEE	1.00
WDEED	6.00
TOTAL	172.00
CHECK	172.00

12/28/89 01 09:54 0001 8215

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.21 1.1 %.

IDENTIFI REFERENCE

DEC 28 9 53 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 279328