THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

Mail

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Robert Dale McClain and wife, Abby Gail Wilson McClain 203 Churchill Crossing Madison, TN 37115	Sovran Mortgage Corp. 201 East Cary Street Richmond, Virginia 23219	Map # 3403B Parcel # 203CO

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, TWIN HILLS JOINT VENTURE, a Tennessee joint venture composed of Miller & Associates, Inc., Tom Holland, George Gianikas, and Robert Huffine, do hereby transfer and convey unto ROBERT DALE MCCLAIN and wife, ABBY GAIL WILSON MCCLAIN, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 203 on the Plan of Building 2, Churchill Crossing PUD, a Horizontal Property Regime, located on Twin Hills Drive, Madison, Davidson County, Tennessee, as shown on the Plat of Churchill Crossing, a Horizontal Property Regime, recorded in Plat Book 7900, Page 25, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed and Bylaws, recorded in Book 7792, Page 915, of the Register's Office for Davidson County, Tennessee to which reference is hereby made. Said Lot is also known as Unit 203, Churchill Crossing.

Being the same property conveyed to Twin Hills Joint Venture, a Tennessee joint venture composed of Miller and Associates, Inc., Tom Holland, George Gianikas, and Robert Huffine by Quitclaim Deed from Miller & Associates, Inc., a Tennessee corporation, Robert Huffine and wife, Anna A. Huffine, Tom Holland and wife, Kellie L. Holland, and George Gianikas and wife, Mary Ellen Gianikas of record in Book 7459, Page 290, Register's Office for Davidson County, Tennessee.

This is improved real property known as 203 Churchill Crossing, Madison, Tennessee, 37115.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said ROBERT DALE MCCLAIN and wife, ABBY GAIL WILSON MCCLAIN, their heirs, successors and assigns forever.

The undersigned covenants with the said ROBERT DALE MCCLAIN and wife, ABBY GAIL WILSON MCCLAIN, that it is lawfully seized and possessed of said real property in fee simple; has a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for the year 1990 which are prorated to the date of closing and assumed by the Grantees.

2. Master Deed and Bylaws of record in Book 7792, Page 915, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 7804, Page 616, Register's Office for Davidson County, Tennessee.

4. Matters set forth in the Plan of record in Book 7900, Page 25, Register's Office for Davidson County, Tennessee.

The undersigned does further covenant and bind itself, and its' heirs, successors and assigns to warrant and forever defend the title to said land to the said ROBERT DALE MCCLAIN and wife, ABBY GAIL WILSON MCCLAIN, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 22nd day of February, 1990.

TWIN HILLS JOINT VENTURE

BY: MILLER & ASSOCIATES, INC.
A JOINT VENTURER

BY: _____
WILLIAM P. WHITING, VICE-PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

5417 02/23 0101 03CHECK 211.27

Before me, Elizabeth L. Barnard, a Notary Public of the State and County aforesaid, personally appeared William P. Whiting, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice-President of Miller & Associates, Inc., the within named bargainor, a corporation, and a joint venturer in Twin Hills Joint Venture, and that he, as such Vice-President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as Vice-President.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of February, 1990.

_____
NOTARY PUBLIC

My Commission Expires: 1/23/94

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $61,900.00.

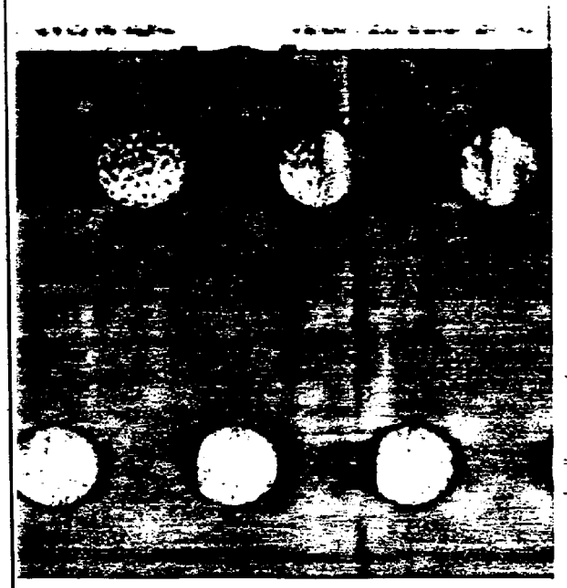
_____
ROBERT DALE MCCLAIN

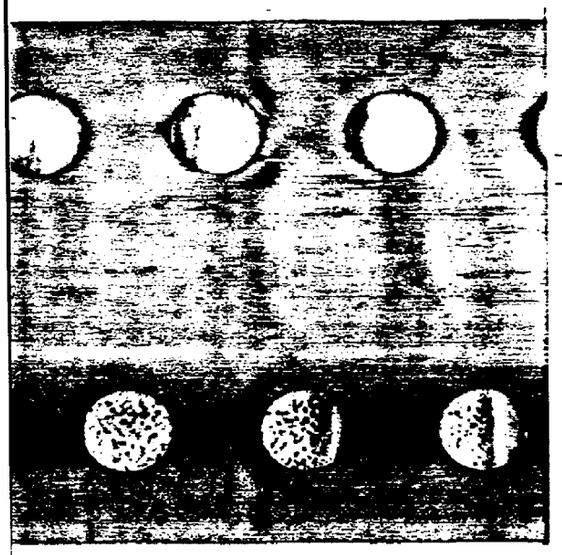
Sworn to and subscribed before me this 22nd day of February, 1990.

_____
NOTARY PUBLIC

My Commission Expires: 1/23/94

0 6 0 2 1
IDENTIF. TREFERENCE
FEB 23 3 39 PM '90
DAVIDSON COUNTY TN.





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

RECEIVED OF _____

FOR _____

BOOK 8051 PAGE 425

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 61900.00
CON TX 204.27
PRFEE 1.00
WDEED 6.00
TOTAL 211.27
CHECK 211.27

02/23/90 01 15:37 0001 5417

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

060211

IDENTIF. TREFERENCE

FEB 23 3 39 PM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 295387