THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00261837
BOX 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles H. McGruder, III (NAME)	BarclaysAmerican/Mortgage (NAME)	
404 Ocala Court North (STREET ADDRESS OR ROUTE NUMBER)	5032 Parkway Plaza Blvd., Bldg. 8 (STREET ADDRESS)	Map 162-5, PARCEL 224
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Charlotte, NC 28217 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------$10.00---------- *Dollars,*

Cash in hand paid by Charles H. McGruder, III and wife, Chinyere Ogbonna McGruder and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

BOOK 8186 PAGE 594

Donna H. Inman n/k/a Donna H. Hamm and husband, Perry Hamm
Charles H. McGruder, III,

have this day bargained and sold, and do hereby transfer and convey unto the said

and wife, Chinyere Ogbonna McGruder

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Hickory Valley, Section 3, as of record in Book 4460, page 86, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

Being the same property conveyed to Donna H. Inman, by deed from Dennis W. Jackson and wife, Anna F. Jackson, of record in Book 5859, page 589, Register's Office of Davidson County, Tennessee.

The said Donna H. Inman is now known as Donna H. Hamm.

54028

IDENTIFICATION REFERENCE

AUG 31 11 23 AM '90

FELIX A. WILSON, JR. REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 90,000.00

Subscribed and sworn to before me this the 28th *day of* August, 90

My commission expires: 1-23-93 *(Affix Seal)*

Affiant Charles H. McGruder III

Notary Public Cynthia O. Reed

This is improved ( ) unimproved ( ) property, known as 404 Ocala Court North, Nashville, TN 37211 *(House Number) (Street) P.O. Address: (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 28th *day of* August, *19*90, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Donna H. Hamm

Donna H. Hamm

Perry Hamm

Perry Hamm

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Donna H. Hamm and Perry Hamm

the within named bargainor s, *with whom I am personally acquainted (or 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* 28th *day of* August, *19* 90.

Cynthia O. Dill
Notary Public

Commission expires 1/23/93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of 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* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____
Notary Public

Commission expires _____

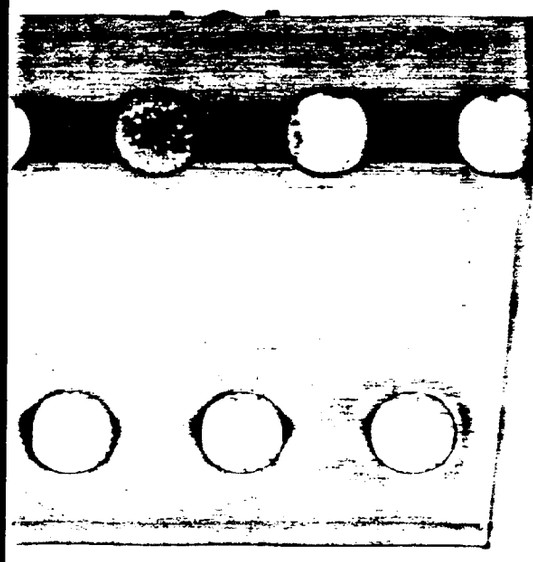
WARRANTY DEED

FROM

TO

5585 08/31 0101 03CHECK 304.00

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238



OFFICIAL RECEIPT

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

2

RECEIVED OF _____

FOR _____

BOOK 8186 PAGE 596

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 90000.00
CON TX 297.00
PRFEE 1.00
WDEED 6.00
TOTAL 304.00
CHECK 304.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

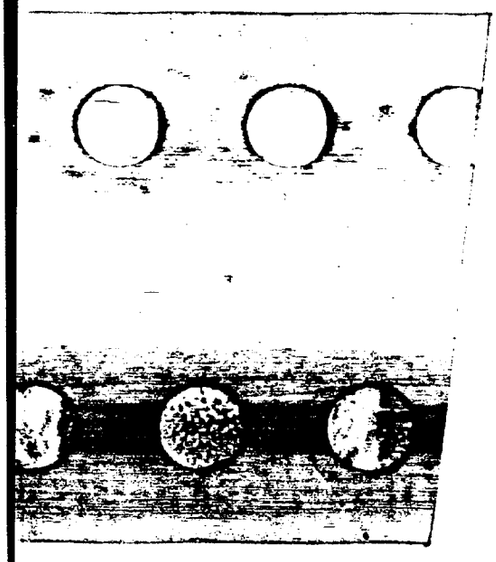
08/31/90 01 11:27 0001 5385

54028

IDENTIFICATION REFERENCE

AUG 31 11 23 AM '90

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN



No. 351761