BOOK 8218 PAGE 756

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

ERNEST L. McCLAIN, et ux

TO

LARRY OWENS, et ux

For draftsman's use

THIS INSTRUMENT PREPARED BY:

DAVID VINCENT
Attorney at Law
906 Stahlman Building
Nashville, Tennessee 37201

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Larry Owens, et ux (NAME)	CityFed Mortgage Company (NAME)	Map 81-7
1916 Cephas Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1686 (STREET ADDRESS)	Parcel 423
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	2W 19615

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 23,831.66

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March, 1990

Notary Public

MY COMMISSION EXPIRES: 9/11/90

(AFFIX SEAL)

For and in Consideration of the sum of Ten ---------- And No/00 ($10.00) ---------- DOLLARS and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption and agreement to pay by the Grantee, the balance due on a note dated June 17, 1983 made by Ernest L. McClain, et ux, payable to the Kissell Company in the original principal sum of $22,600.00, now in the approximate principal sum of $21,831.66. Said note is secured by a Deed of Trust on the within described property of record in Book 6092, page 985, Register's Office for Davidson County, Tennessee, we, Ernest L. McClain and wife, Marcella McClain,

have bargained and sold, and by these presents do transfer and convey unto the said Larry Owens and wife, Marcia Owens,

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. 22 on the Plan of Cephas Woodard Subdivision, of record in Book 161, page 174, said Register's Office, to which plan reference is hereby made for a more accurate descripiton of said lot.

Being the same property conveyed to Ernest L. McClain and wife, Brenda B. McClain, by deed from Bande, Inc. of record in Book 6092, page 983, said Register's Office; the said Brenda B. McClain conveyed her interest to Ernest L. McClain by Quitclaim Deed of record in Book 6985, page 12, said Register's Office.

6541 8

IDENTIF. REFERENCE

OCT 17 11 11 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

0802 10/17 0101 03CHECK 85.54

BOOK 8218 PAGE 757 WD-2

This is improved (X) / unimproved ( ) property, known as 1916 Cephas Street (House Number) (Street) Nashville, Tennessee (P. O. Address: City or Town) 37208 (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Larry Owens and wife, Marcia Owens, their heirs and assigns, forever.

And we do covenant with the said Larry Owens and wife, Marcia Owens, 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.

And Ernest L. McClain and wife, Marcella McClain, do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Larry Owens and wife, Marcia Owens, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 22nd day of March, 1990

Ernest L. McClain
ERNEST L. McCLAIN

Marcella McClain
MARCELLA McCLAIN

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ~~DAVIDSON~~ LOS ANGELES

Personally appeared before me, Bettye Rhan, a Notary Public in and for said County and State, the within named Ernest L. McClain and wife, Marcella McClain,

the bargainors, 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 Los Angeles, California, this 22nd day of March, 1990.

Bettye Rhan Notary Public

Commission Expires _____

OFFICIAL SEAL
BETTYE RHAN
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires JUN 14, 1991

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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 _____

OFFICIAL RECEIPT

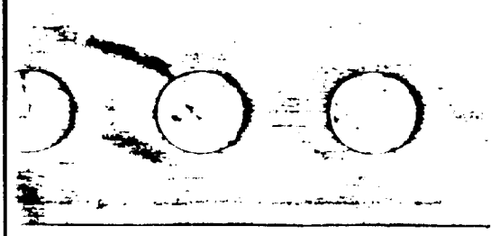
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8218 PAGE 758

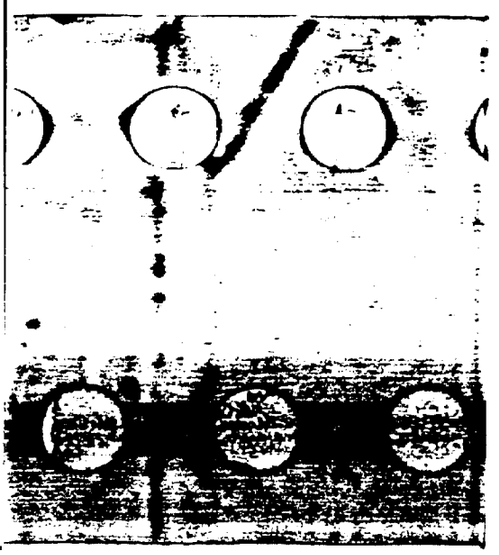


CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	23831.66
CON TX	78.54
PRFEE	1.00
WDEED	6.00
TOTAL	85.54
CHECK	85.54

10/17/90 01 11:13 0001 0802



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65418

IDENTIF. REFERENCE

OCT 17 11 11 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 364997