Box 1

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 19 91

_____
Notary Public

MY COMMISSION EXPIRES: October 9, 1991
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Gary B. Fisher, Attorney,, 2711 Murfreesboro Rd. #105, Antioch, TN 37013
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | Mortgagee: and Send Tax Bill To: | MAP-PARCEL NUMBERS |
|---|---|---|
| Marvin Ray McCoin (NAME) | Mortgage Resources, Inc. (NAME) | 051-12-0 |
| 1302 Arrle Avenue (STREET ADDRESS OR ROUTE NUMBER) | 404 BNA Drive, Suite 500 (STREET ADDRESS) | 62.00 |
| Madison, TN 37115 (CITY) (STATE) (P. O. ZIP) | Nashville, TN 37217 (CITY) (STATE) (ZIP) | 115 76760 |

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, Stephen Douglas Gray, Trustee, with full power to sell, transfer and convey without joinder of any beneficiary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marvin Ray McCoin and wife, Julia F. McCoin

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. 49 on the Map of Morningside Heights, Section 1, of record in Plat Book 1130, Page 76, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Stephen Douglas Gray, Trustee by deed of record in Book 8296, Page 277, Register's Office for Davidson County, Tennessee.

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

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

unimproved { } This is improved {XX} property, known as 1302 Arrle Avenue, Madison, TN 37115
(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 my hand this 15th day of February, 19 91

Stephen Douglas Gray

Stephen Douglas Gray, Trustee

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 Stephen Douglas Gray, Trustee

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

Witness my hand and official seal at Antioch, Tennessee, this 19th day of February, 19 91.

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 _____

**WARRANTY DEED**

FROM
Stephen Douglas Gray, Trustee

TO
Marvin Ray McCoin and wife, Julia F. McCoin

IDENTIF. TREFERENCE

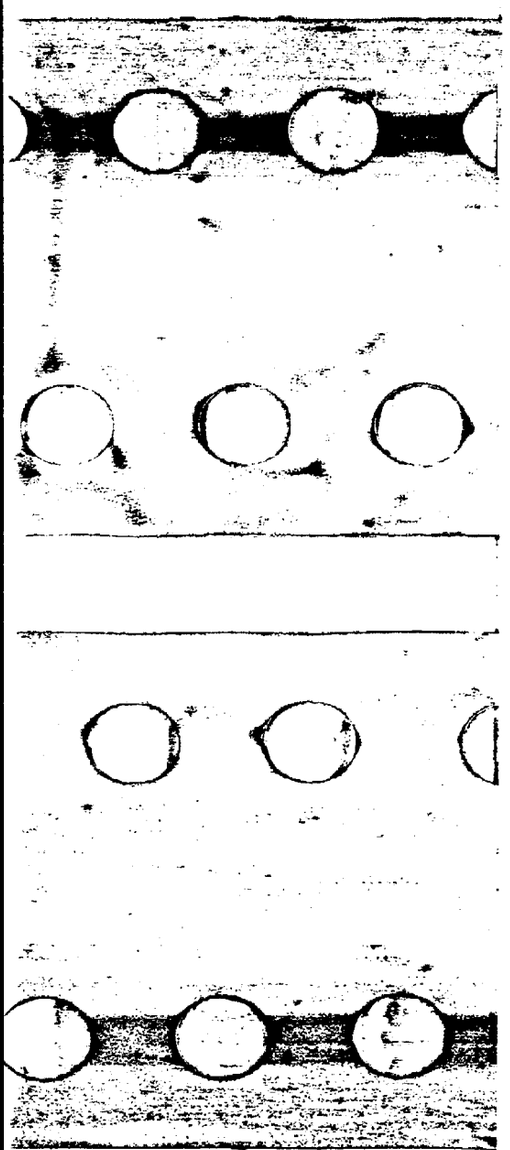
94250

FEB 21 10 36 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

808 02/21 0101 03CHECK 234.70

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



**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 69000.00
CON TX 227.70
PRFEE 1.00
WDEED 6.00
TOTAL 234.70
CHECK 234.70

02/21/91 01 10:36 0001 8508

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94250

IDENTIF. REFERENCE

FEB 21 10 36 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 398769