This instrument prepared by Ricky L. Wood, Attorney at Law, Parsons, Tennessee 38363

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148-12-0
083 CC

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of ONE AND NO/100 ----------($1.00)----------DOLLAR, cash in hand paid to the Grantor by the Grantees, and the Grantees agrees to assume the Deed of Trust recorded in Trust Deed Book 3842, Page 20, Register's Office of Davidson County, Tennessee on the property securing a Promissory Note to GMAC Mortgage Corporation, which remains unpaid, and the aforesaid Grantees hereby agree to assume and pay the same as it becomes dues as part of the consideration of this conveyance, therefore, I, JOHN STEPHENS, as Grantor, have bargained and sold, and by these presents do hereby transfer and convey the herein described property unto BILLY M. McCARTY AND WIFE, DORIS J. McCARTY, as Grantees, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows: 97 05/10 0101 03CHECK 214.60

Land in Davidson County, Tennessee, being Lot No. 247 on the Plan of Debra Heights, Section I, of record in Book 3842, Page 20, Register's Office for Davidson County, Tennessee.

Said Lot No. 247 fronts 76.50 feet on the South side of Richards Road and runs back 105 feet on the West line and 184.91 feet on the East line, which is a broken line, to a dead line in the rear measuring 102 feet.

This being the same property conveyed to John Stephens by deed recorded in Deed Book 6736, Page 866, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, unto the Grantees, their heirs and assigns in fee simple forever. And the Grantor does covenant with the Grantees that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and that the same is unencumbered.

And the Grantor does further covenant and bind himself and his heirs and representatives to warrant and forever defend the title to said land unto the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my signature this the 12th day of March, 1991.

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John Stephens

John Stephens

----------ACKNOWLEDGMENT----------

STATE OF ~~TENNESSEE~~ Calif.

COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, the within named JOHN STEPHENS, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Orange County, ~~Tennessee~~ Calif., this the 12 day of March, 1991.

Clyde Wanless

Notary Public

My commission expires _____.

OFFICIAL SEAL
CLYDE WANLESS
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Expires June 16, 1993

(Statement required by Chapter 178, Public Acts of 1967 as amended)

STATE OF ~~TENNESSEE~~ CA.

COUNTY OF Orange

The undersigned hereby swears or affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 100, which amount is equal to or greater than the amount which the property would command at a fair voluntary sale.

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John B. Stephens
(affiant)

Subscribed to and sworn to before me this the 12 day of March, 1991.

OFFICIAL SEAL
CLYDE WANLESS
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Expires June 16, 1993

Clyde Wanless
Notary Public

My Commission expires _____.

Person responsible for payment of taxes: Mr. and Mrs. Billy M. McCarty, Rout 2 Box 209-A, Decaturville, TN 38329
(New Owner)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 58400.00

Doris McCarty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May 1991.

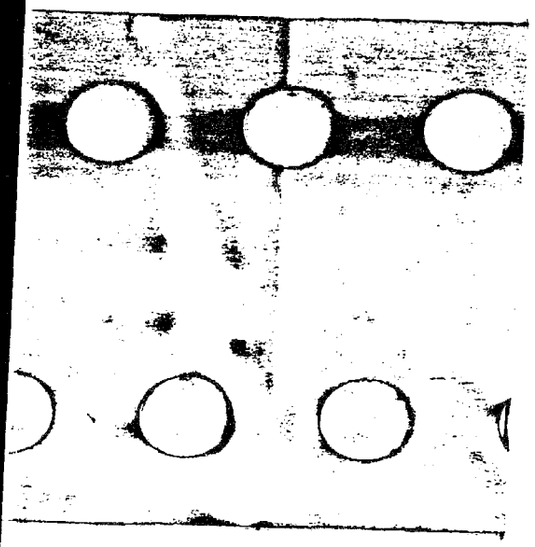
Deputy Register

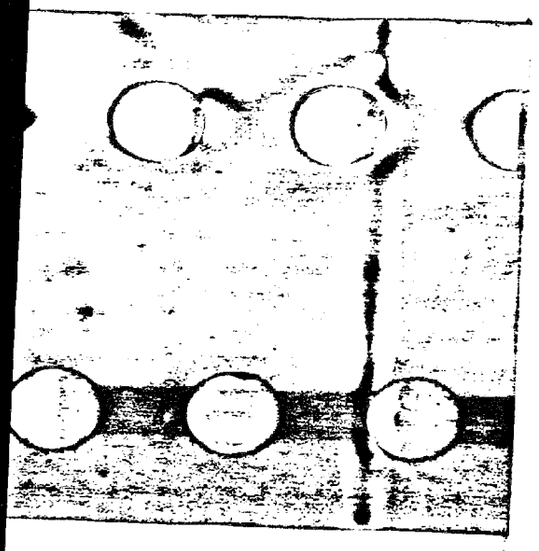
IDENTIF. REFERENCE

13678

MAY 10 4 10 PM '91

FELIX [illegible]
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 8350 PAGE 174

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 58400.00
CON TX 204.60
PRFEE 1.00
WDEED 9.00
TOTAL 214.60
CHECK 214.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/10/91 01 16:11 0001 1299

I 3 6 7 U.

IDENTIF. TREFERENCE

MAY 10 4 10 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 420925