THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 76,900.00.

Affiant

Subscribed and sworn to before me this 30th day of January 1992.

Notary Public

My Commission Expires: 1-23-94

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
TYLER F. McCAIN, et ux 825 Neelys Bend Road Madison, Tennessee 37115	FIRST TENNESSEE BANK P.O. Box 1000 Dept. 47 Memphis, Tennessee 38148	MAP 52-06 PARCEL 57 11D 42895

7987 02/04 0101 03CHECK 291.53

3491 RECEIVED FOR REFERENCE 30 AM '92 DAVIDSON COUNTY, TN

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY-SIX THOUSAND NINE HUNDRED AND 00/100- ($76,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **ARLIN L. McRAE, married and R. F. KLEUTER, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **TYLER F. McCAIN and wife, LORI R. McCAIN** 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:

BEGINNING at a point in the northerly margin of Neely's Bend Road at the corner of Lot No. 4 and a tract marked "Exclusive Area"; thence with the line between Lot No. 4 and the "Exclusive Area" tract, northerly 271.6 feet to a point, and continuing with the line between said two tracts northwesterly 114.0 feet to the northwest corner of Lot No. 4 in the south line of Lot No. 87; thence easterly , along the line between Lots Nos. 4 and 87, 180.0 feet to the corner of Lots Nos. 3 and 4; thence southerly along the line between said lots, 471.0 feet to the northerly margin of Neely's Bend Road; thence along said road westerly 115.0 feet to the beginning.

BEING the same property conveyed to Arlin L. McRae, married and R. F. Kleuter, married, by deed from Marjorie B. Campbell, unmarried, of record in Book 8499, page 474, Register's Office for Davidson County, Tennessee.

Norma Jean McRae and Irene M. Klueter, spouses of Arlin L. McRae and R.F. Klueter, respectively, join in this conveyance to convey any interest they may have in subject property, particularly any marital interest.

This is improved property known as 825 Neely's Bend Road, Madison, Tennessee 37115.

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Easement for sanitary sewer contained in an instrument of record in Book 6320, page 763, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants and Perpetual Easements contained in an instrument of record in Book 1683, page 125, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 30th day of January, 1992.

Arlin L McRae
ARLIN L. McRAE

R. F. Kleuter
R. F. KLUETER

Norma Jean McRae

Irene M Kleuter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

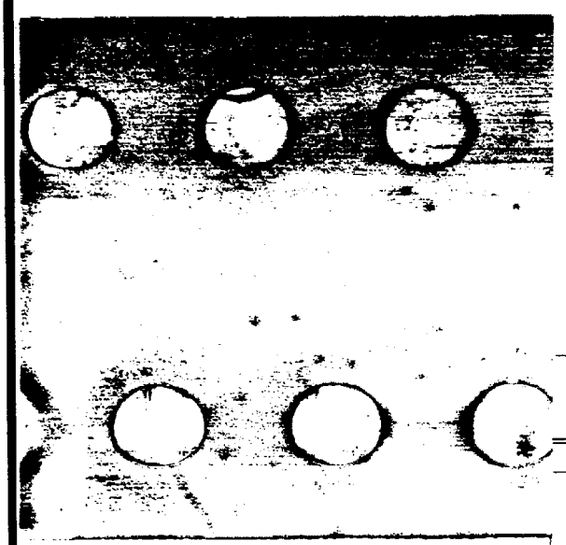
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ARLIN L. McRAE, NORMA JEAN McRAE, R. F. KLEUTER and IRENE M. KLUETER, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of January, 1992.

Notary Public

My Commission Expires:

4-23-94



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

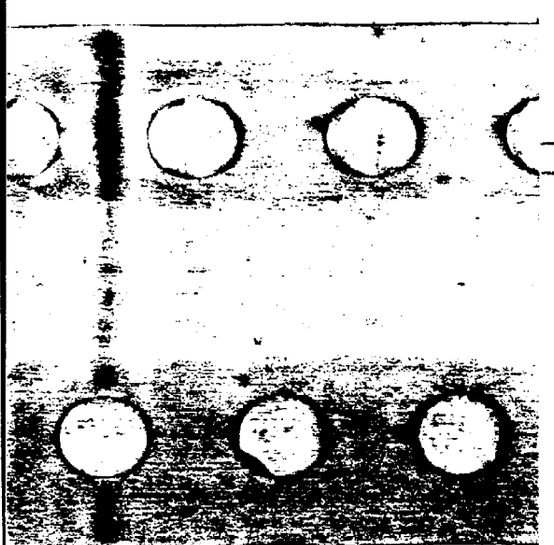
RECEIVED OF _____

FOR _____

BOOK 8542 PAGE 304

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 76900.00
CON TX 284.53
PRFEE 1.00
MDEED 6.00
TOTAL 291.53
CHECK 291.53

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/04/92 01 08:34 0001 7987

81349

IDENTIFICATION REFERENCE

FEB 4 8 34 AM '92

DAVIDSON COUNTY, TN

No. 498608