PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (blw) (Title No: 32002)
Dav. Co. File: Box 8

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 172,000.00

Peggy Elaine Newman
Affiant

Sworn and subscribed before me this 18th day of June, 1992.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
Michael J. McClellan
3427 Love Circle
Nashville, TN 37212

RESPONSIBLE FOR PAYMENT OF TAXES:
National Mortgage Company
4041 Knight Arnold Road
Memphis, TN 38118

MAP-PARCEL NUMBERS
104-6-115

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Moss Heery and spouse, Lee Bruce Heery,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Michael J. McClellan and Peggy Elaine Newman, as joint tenants with rights of survivorship,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 93 and the westerly 10 feet of Lot No. 92 on the Plan of Bransford Land in Davidson County, Tennessee, being Lot No. 93 and the westerly 10 feet of Lot No. 92 on the plan of Bransford Realty Company's West End Heights Subdivision, of record in Book 332, page 124, said Register's Office.

Said Lot 93 and part of Lot No. 92 front together 70 feet on the northerly side of Love Circle and run back between parallel lines 150 feet to a line in the rear which measures 60 feet thereon.

Being the same property conveyed to James Moss Heery and wife, Lee Bruce Heery by deed from Richard J. Sanders, unmarried, of record in Book 7244, page 454, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This instrument is executed on behalf of James Moss Heery by Nancy Ray as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

22196

IDENTIF. REFERENCE

JUN 24 3 09 PM '92

KELLY E. NELSON, REGISTER
DAVIDSON COUNTY TN.

4496 06/24 0101 03CHECK 643.40

This is improved property, known as: 3427 Love Circle, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of June, 1992.

James Moss Heery

James Moss Heery, By: Nancy Ray, Atty-In-Fact

Lee Bruce Heery

Lee Bruce Heery, By: Nancy Ray, Atty-in-Fact

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 **Nancy Ray**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **James Moss Heery and Lee Bruce Heery,** as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 18th day of June, 1992.

Notary Public

My Commission Expires: 9/26/92

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT "A"
To
WARRANTY DEED

FROM: James Moss Heery and Lee Bruce Heery

TO: Michael J. McClellan and Peggy Elaine Newman

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Nancy Ray, Affiant

Sworn to and subscribed before me this

18th day of June, 1992.

Notary Public

My Commission Expires: 9/26/92

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8659 PAGE 736

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 172000.00

CON TX 636.40

PRFEE 1.00

WDEED 6.00

TOTAL 643.40

CHECK 643.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/24/92 01 15:08 0001 4496

22196

IDENTIF. REFERENCE

JUN 24 3 09 PM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 544206