STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 21TH DAY OF July, 1992.

THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS
TRANSFER IS $90,000.00.

Notary Public

Sigma Faye Kay Atty-In-Fact
Affiant

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Daniel P. Niznik, Attorney
American Title Company
841 Wren Road
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Richard H. McClellan, etux	NationsBanc Mortgage Corp.	043-1-177 & 178
1321-23 Pierce Road	P.O. Box 353	
Madison, TN. 37115	Louisville, KY 40201-0353	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, GLORIA FAYE KEFFER, a single woman, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said RICHARD H. McCLELLAN and wife, CAROLYN J. McCLELLAN, (the "Grantees"), their successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 and 11 on the Plan of Section One, Pierce Place, of record in Book 5190, page 733, and further described as part of Lot No. 20 on the Plan of Dixie Pure Food Companys Subdivision of record in Book 421, page 30, both in the Register's Office for said County.

Said property fronts 100.00 feet on the Southeasterly margin of Pierce Road and extends back 176.96 feet on the Southwesterly line and 160.00 feet on the Northeasterly line to a broken line in the rear, measuring 102.79 feet thereon.

Being the same property conveyed to Gloria Faye Keffer, by deed from Resolution Trust Corporation, in its capacity as Receiver for Hill Financial Savings Association, of record in Book 8468, page 878, Register's Office, Davidson County, Tennessee.

This is improved/unimproved property known as 1321-23 Pierce Road, Madison, Tennessee 37115

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 21th day of July, 1992.

GLORIA FAYE KEFFER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, GLORIA FAYE KEFFER, a single woman, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 21th day of July, 1992.

NOTARY PUBLIC

My Commission Expires: 11/8/95

29784

IDENTIF. T REFERENCE

JUL 23 9 19 AM '92

FELIX [illegible] REGISTER
DAVIDSON COUNTY TN.

MAIL ENV.

3873 07/23 1101 03 CHECK 342.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8682 PAGE 158

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 90000.00
				CON TX 333.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 342.00
				CHECK 342.00
07/23/92	01			09:19 0001 9073

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29784

IDENTIF. REFERENCE

JUL 23 9 19 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 552778