THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 51,000.00.

Patsy Ruth McLane
Affiant

Subscribed and sworn to before me this 27th day of July, 1992.

Mitchell D Watts
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-23-94

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
BOBBIE LEE OXFORD and PATSY RUTH McLANE and husband JACK McLANE 1920 Eastland Avenue Nashville, Tennessee 37206	FIRST TENNESSEE BANK P.O. Box 1000 Dept. 47 Memphis, Tennessee 38148	MAP 083-06 PARCEL 382 27W 14785

~~9900 07/29 0101 03CHECK~~ 197.70

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY ONE THOUSAND AND 00/100 ($51,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, **AMERICAN CONSTRUCTION AND REMODELING, INC.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BOBBIE LEE OXFORD, unmarried, and PATSY RUTH McLANE and husband, JACK McLANE * 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:

* as Joint Tenants with Rights of Survivorship

BEING the east 20.5 feet of Lot No. 8 and the west 19.5 feet of Lot No. 7 on the Plan of McEwen Place, of record in Book 332, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to American Construction and Remodeling, Inc., by Trustee's Deed from Donald R. O'Guin, Sr., Trustee, of record in Book 8674, page 538, Register's Office for Davidson County, Tennessee.

This is improved property known as 1920 Eastland Avenue, Nashville, Tennessee 37206.

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.

GRANTOR COVENANTS with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has 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. Matters shown on the Plan of McEwen Place, of record in Book 332, page 133, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in an instrument of record in Book 635, page 715 and Book 714, page 206, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds itself, its successors 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.

WITNESS my hand this the 23rd day of July, 1992, the corporate party, having caused its name to be signed hereto by its duly authorized officer on said day and date.

AMERICAN CONSTRUCTION AND REMODELING, INC.

BY: Julie A. O'Guin

ITS: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared JULIE A. O'GUIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President of AMERICAN CONSTRUCTION AND REMODELING, INC., the within named bargainor, a corporation, and that she as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as President.

WITNESS my hand and official seal this 23rd day of July, 1992.

Notary Public

My Commission Expires:

MITCHELL 2/28/94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

3 1 3 9 8

IDENTIF. TREFERENCE

JUL 29 9 58 AM '92

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8686 PAGE 671

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 51000.00
CON TX 188.70
PRFEE 1.00
WDEED 8.00
TOTAL 197.70
CHECK 197.70

07/29/92 01 09:58 0001 9900

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31398

IDENTIF. REFERENCE

JUL 29 9 58 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 554570