WARRANTY DEED FOR TENNESSEE

BOOK 8915 PAGE 739

THIS INDENTURE, made and entered into this 13th day of April ,19 93 , by and between, Michael D. McClain and Karen C. McClain, husband and wife , party(ies) of the first part, and B & B Properties , a TN. Partnership composed of William L. * their heirs and assigns, party(ies) of the second part, *Fuqua, Sr. and Bernie D. Fuqua

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS ($10.00), the receipt of which is hereby acknowledged, the said party of the first part has bargined and sold and does hereby bargain, sell, convey and confirm unto the party(ies) of the second part, the following described real estate situated, lying and being in the County of Davidson ,State of Tennessee, to wit:

Being Lot No. 94 on the plan of Hermitage Hills, Section 12 of record in Book 4675 at page 125, Register's Office for Davidson County, Tennessee.

Said Lot No. 94 fronts 80.0 feet on the southwesterly margin of Heritage Trail and runs back between parallel lines 135.0 feet to a rear line which measures 80 feet thereon.

The Grantees do hereby agree to assume and pay the outstanding indebtedness evidenced by a Deed of Trust of record in Book 6635 at page 8, said Register's Office.

09412

IDENTIFICATION REFERENCE

APR 14 9 03 AM '93

JOE Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

PROPERTY ADDRESS: 836 A & B Heritage Trail, Hermitage, TN 37076

BEING the same property acquired by the party of the first part by deed recorded in Book 8750 at page 931 , Registers Office for said County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together will all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party(ies) of the second part, their heirs and assigns in fee simple forever.

SAID CONVEYANCE is made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show. Also subject to taxes for the year 1993, and subsequent years.

AND THE SAID part of the first part does hereby covenant with the said party(ies) of the second part that he/she is lawfully seized in fee of the aforedescribed real estate; that he/she has a good right to sell and convey the same; that the title and quite possession thereto he/she will warrant and defend against lawful claims of all persons, claiming same by, through or under him/her no further or otherwise.

IN WITNESS WHEREOF the undersigned has set his/her/their hand and seal on this date first written above.

Michael D. McClain

Karen C. McClain

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STATE OF TENNESSEE)
COUNTY OF Davidson) ss

Before me, the undersigned, a Notary Public in and for said State and County, aforesaid, personally appeared Michael D. McClain and Karen C. McClain, who is personally well known to me and known to me to be the person(s) who executed the foregoing instrument of even date and acknowledged the foregoing instrument to be his/her/their free act and deed.

WITNESS my hand and seal this 13th day of April, 19 93.

Notary Public
Kenneth C. Kant

My Commission Expires: January 26, 1997

STATE OF TENNESSEE)
COUNTY OF _____) ss

Before me, the undersigned, a Notary Public in and for said State and County, aforesaid, personally appeared _____, who is personally well known to me and known to me to be the person(s) who executed the foregoing instrument of even date and acknowledged that he/she is the _____ of _____, a Corporation/Partnership/Joint Venture and who executed the foregoing instrument as its free act and deed.

WITNESS my hand and seal this _____ day of _____, 19___.

_____
Notary Public

My Commission Expires: _____

MAP AND PARCEL NUMBER: 075-11-0 021.00

STATE OF TENNESSEE, COUNTY OF Davidson,

The actual consideration or value, which ever is greater for this transfer is $ 62,240.13.

Sworn and Subscribed to before me this 13th day of April, 19 93.

Affiant

Notary Public
Kenneth C. Kant

My Commission Expires: January 26, 1997

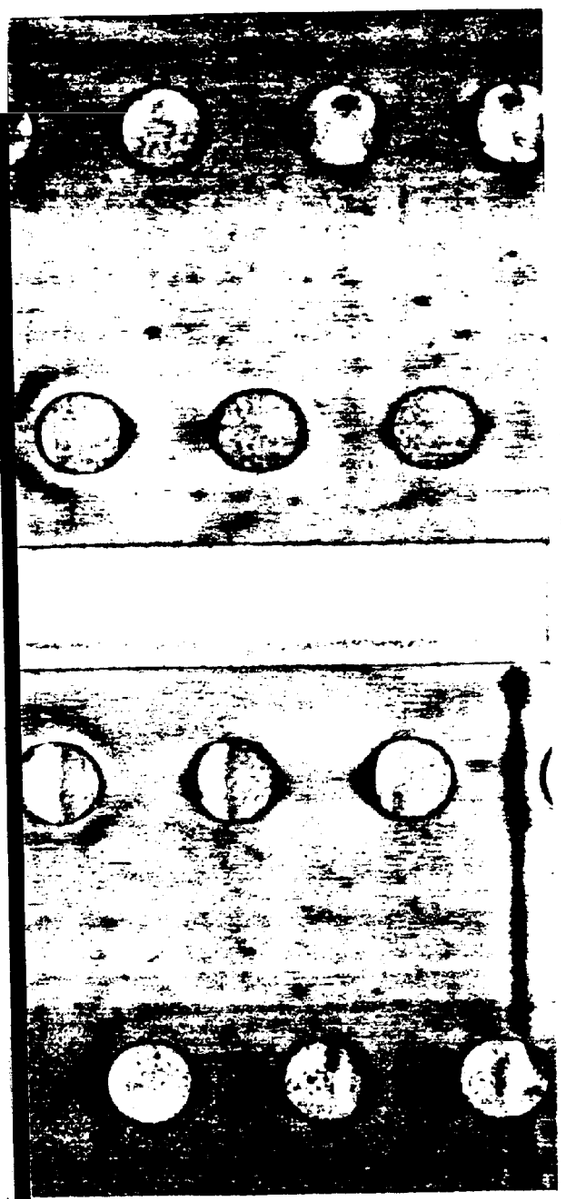
Address of New Owner:	Send Tax Bills To:
B & B Properties	Margaretten & Company, Inc.
131 Cumberland Shores Drive	P.O. Box 26388
STREET ADDRESS	STREET ADDRESS
Hendersonville TN 37075	Richmond, VA 23260-6388
CITY/STATE/ZIP	CITY/STATE/ZIP

5218 04/14 0101 03CHECK 239.29

PREPARED BY AND PLEASE RETURN TO:

SUPERIOR TITLE & ESCROW SERVICES, INC.
919 WEST MAIN STREET, SUITE U-3
HENDERSONVILLE, TN 37075
(615) 822-9232

FILE #: 93-1209



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

RECEIVED OF _____

FOR _____

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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
				MAMT 62240.13
				ERR CO
				MAMT 62240.13-
				CAMT 62240.13
				CON TX 230.29
				PRFEE 1.00
				WDEED 8.00
				TOTAL 239.29
				CHECK 239.29
04/14/93	01			09:06 0001 5218

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0941 2

IDENTIFI REFERENCE

APR 14 9 03 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 639980