THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
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 $ 54,000.00

Affiant

Subscribed and sworn to before me, this 9th day of February 19 94

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
LAURA A. GRIFKA 800 Setliff Street Nashville, Tennessee 37206	SIGNATURE MORTGAGE COMPANY 13739 Omega Road Dallas, Texas 75244	MAP 83-06 PARCEL 58

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY FOUR THOUSAND AND NO/100---------- ---------- ($ 54,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, JOHN PATRICK MCLEAN AND WIFE, PATRICIA ANN MCLEAN hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LAURA A. GRIFKA, UNMARRIED hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the southerly 20.0 feet of Lot No. 39 and all of Lot No. 40 on the Plan of Roy F. Williams's Subdivision of the Hunter Tract of record in Book 547, page 13, Register's Office for Davidson County, Tennessee.

SAID Lot No. 40 and part of Lot No. 39 front together 107.0 feet on the westerly side of Setliff Street and run back with a northerly margin of Franklin Street 166.6 feet on the south line and 150.0 feet on the north line to an alley and shows 34 1/2 feet on said alley.

BEING the same property conveyed to John Patrick McLean and wife, Patricia Ann McLean, by deed from Betty E. Neeley, unmarried, of record in Book 5853, page 339, Register's Office for Davidson County, Tennessee.

94 FEB 15 AM 9:32

18209

IDENTIFICATION REFERENCE

This is improved property known as 800 Setliff Street, 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 GRANTEE, her heirs and assigns, forever.

GRANTOR s COVENANT s with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has 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 Grantee(s).

2. Matters shown on the Plan of Roy F. Williams's Subdivision of Hunter Tract of record in Book 547, page 13, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANTs and binds themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I/we have hereunto set my/our hand(s) on this the 9th day of February, 19 94.

John Patrick McLean
JOHN PATRICK MCLEAN

Patricia Ann McLean
PATRICIA ANN MCLEAN

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 JOHN PATRICK MCLEAN AND WIFE, PATRICIA ANN MCLEAN, the bargainor s, 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 9th day of February, 1994.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

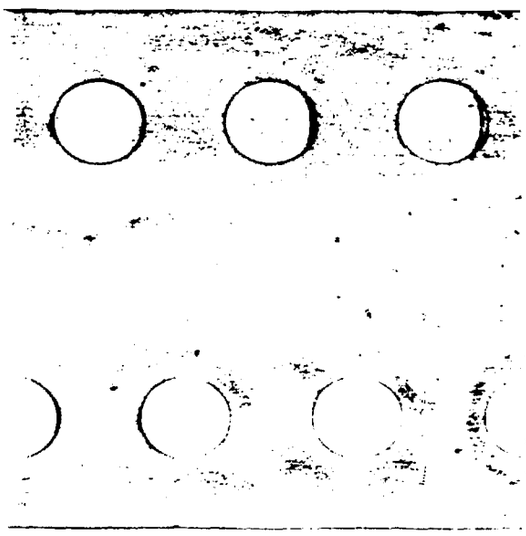
Notary Public

6088 02/16 0101 03CHECK 208.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9250 PAGE 672

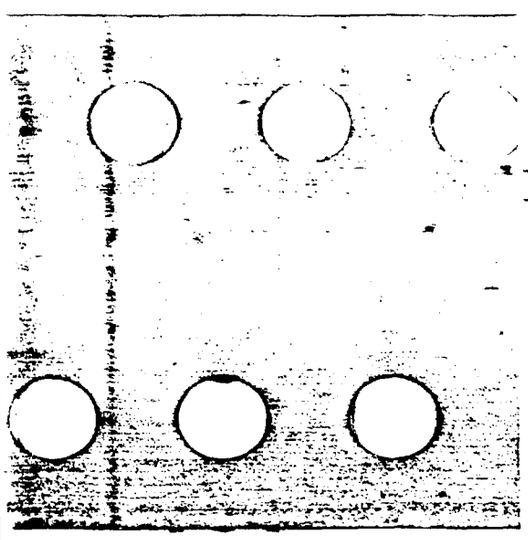
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	54000.00
CON TX	199.80
PRFEE	1.00
WDEED	8.00
TOTAL	208.80
CHECK	208.80

02/16/94 01 09:32 0001 6088

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



18209

IDENTIFICATION REFERENCE

94 FEB 16 AM 9:33

No. 757C04