QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map & Parcel Number
Charles Ray McClelland and wife, Sherri Gay McClelland 412 Rembrandt Drive Old Hickory, TN 37138	Same as New Owner	Map 67 Parcel 19

For and in Consideration of One Dollar ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged: Sarah Jane Woodard has bargained and sold, and by these presents does hereby Quitclaim and convey unto Charles Ray McClelland and wife, Sherri Gay McClelland, their successors and assigns, all of her right, title and interest in and to the following described tract of land:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This is improved property, known as 5194 Ashland City Highway, Nashville, TN.
This property is not the principal residence of the Grantor herein.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Sarah Jane Woodard

Sarah Jane Woodard

See Next Page for Notary Acknowledgement

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $15,000.00.

Charles R. McClelland

Affiant

Subscribed and sworn to before me, this the 30th day of March, 1994.

Notary Public

My Commission Expires: 7/23/94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sarah Jane Woodard, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 30th day of March, 1994.

Notary Public

My Commission Expires: 7/23/94

8680 04/04 0101 03CHECK 68.50

PREPARED BY:
GREATER NASHVILLE TITLE AND CLOSING COMPANY
223 MADISON STREET, SUITE 106
MADISON, TENNESSEE 37115

34090
IDENTIF. & REFERENCE

94 APR -4 AM 9:04

REGISTER
DAVIDSON COUNTY, TN.

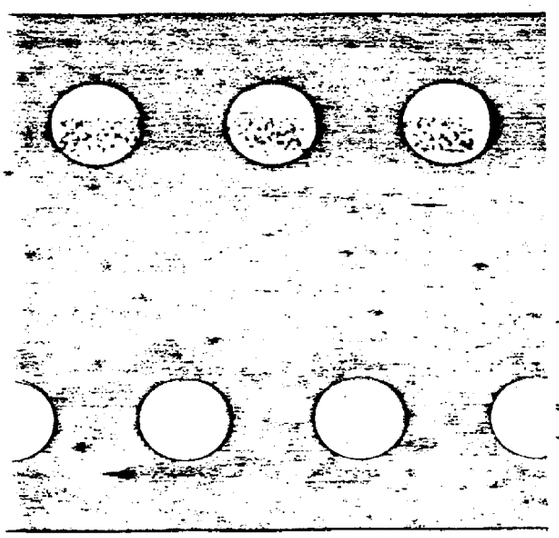
EXHIBIT "A"

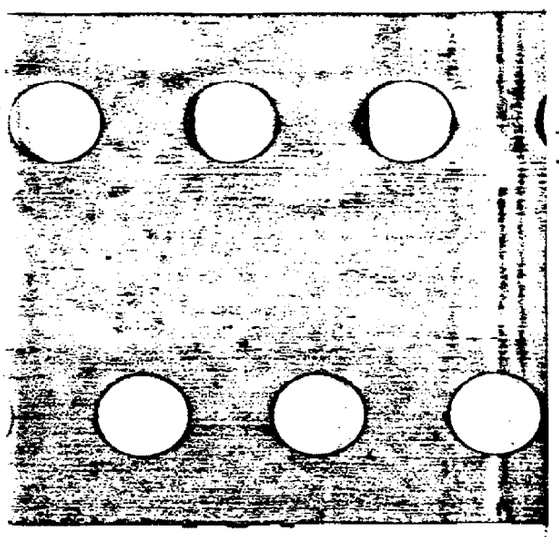
Land in the 13th, formerly the 25th Civil District of Davidson County, Tennessee, described according to a survey made by John Setters, as follows:

Beginning on the northerly margin of the new Hydes Ferry Pike, or State Highway No. 12 (Ashland City Highway), at the southeast corner of the Rance Hyde property; thence with his easterly line, north 22 1/2 degrees west 426 feet; thence north 23 degrees west 1105 feet to a stone on the top of a ridge; thence with W. R. Hydes southerly line, north 47 degrees east 452 feet; thence south 16 degrees east 1660 feet to the northerly margin of said Pike; thence with said Pike, south 66 degrees west 200 feet to the beginning.

Being the same property conveyed to T. P. McClelland and wife, Lucille McClelland by Installment Deed from Leroy Putman and wife, Thelma Rust Putman of record in Book 2015, Page 498, Register's Office for Davidson County, Tennessee. The said T. P. McClelland having died on June 28, 1988 and the said Lucille McClelland having since died on December 9, 1991, leaving Charles Ray McClelland, Sarah Jane Woodard and Talmage P. McClelland, Jr. as her only heirs-at-law.

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





RECEIVED OF _____

FOR _____

BOOK 9297 PAGE 421

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	15000.00
CON TX	55.50
PRFEE	1.00
WDEED	12.00
TOTAL	68.50
CHECK	68.50

04/04/94 01 09:06 0001 8680

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34090
IDENTIF. & REFERENCE

94 APR -4 AM 9:04

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 773945