BOOK 9387 PAGE 910

Beverly Marie Mooreland

Name and Address of New Owner:
Lester C. McClain, et al.
P.O. Box 63
BRENTWOOD, TN 37024

Send Tax Bills To: Same

Prepared by:
D.W. McMackin
McMackin, Garfinkle, McLemore & Walker
P.O. Box 198947
Nashville, TN 37219

Map and Parcel No.
71-16-378
12DA45342

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $31,980.39.

Lester C. McClain

Subscribed and sworn to before me on this 21st day of June, 1994.

Notary Public

My Commission Expires: 11/26/94

94 JUN 24 PM 1:46
REGISTER
DAVIDSON COUNTY, TN.

64558
IDENTIF. & REFERENCE

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10) cash in hand paid and other good and valuable consideration, and the assumption of the payment of the unpaid balance due and owing on that certain promissory note, dated August 16, 1965, executed by Hamlin G. Mooreland, Jr., and wife, Beverly M. Mooreland, and payable to the order of United Mortgagee Servicing Corp., in the original principal amount of $12,350, the payment of which is secured by a deed of trust of record in Book 3926, page 865, Register's Office, Davidson County, Tennessee, the receipt and sufficiency of all of which is hereby acknowledged, we, Beverly Marie Mooreland, unmarried, Kim Mooreland, unmarried, and Kellye Mooreland, unmarried, hereinafter called Grantors, do hereby transfer and convey unto the said Lester C. McClain and Smithy H. McClain, Sr., their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Tom Joy Subdivision, as of record in Book 3600, page 47, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 31 fronts 60 feet on the westerly margin of Jones Avenue and extends back between lines 148.7 feet on the southerly line and 160.9 feet on the northerly line to a dead line in the rear on which it measures 61.2 feet.

Being the same property conveyed to Hamlin G. Mooreland, Jr., and wife, Beverly M. Mooreland, by deed from Andrew Ewing, Trustee, of record in Book 3926, page 863, Register's Office, Davidson County, Tennessee, and being the same property conveyed to Beverly Marie Mooreland, Kim Mooreland and Kellye Mooreland, as tenants in common, by Order of record in Book 5962, page 516, said Register's Office.

This is improved property located at 1320 Jones Avenue, Nashville, Tennessee 37207.

Beverly Marie Mooreland and Beverly M. Mooreland is one and the same person. Kim Mooreland and Kymbirlee D. Mooreland is one and the same person. Kellye Mooreland and Kellye D. Mooreland is one and the same person.

This conveyance is SUBJECT to that certain deed of trust executed by Hamlin G. Mooreland, Jr., and wife, Beverly M. Mooreland, to Percy Wilkins, Jr., Trustee, of record in Book 3926, page 865, Register's Office, Davidson County, Tennessee, dated August 16, 1965, to secure to United Mortgagee Servicing Corp. and indebtedness in the original principal amount of $12,350, the payment of which is hereby assumed by Grantee; SUBJECT to restrictive covenants of record in Book 3763, page 136, said Register's Office; SUBJECT to Plan of record in Book 3600, page 47, said Register's Office, showing an owner's certificate, a 30-foot minimum building setback line from Jones Avenue and a 10-foot easement for public utility and drainage purposes along the rear line of said lot; and SUBJECT to 1994 real estate taxes, the payment of which is hereby assume by Grantees.

Grantors' escrow account at Lomas Mortgage USA is hereby transferred to Grantees as a part of the consideration for this transfer.

The above legal description is identical to the legal description in the previous deed of record.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Lester C. McClain and Smithy H. McClain, Sr., their heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for current year real estate taxes, the payment of which is hereby assumed by Grantees.

Grantors further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said real estate to the said Lester C. McClain and Smithy H. McClain, Sr., their heirs and assigns, against the lawful claims of all persons.

Witness our hands on this 21st day of June, 1994.

Beverly M. Mooreland
Beverly M. Mooreland

Kymbirlee D. Mooreland
Kymbirlee D. Mooreland

Kellye D. Mooreland
Kellye D. Mooreland

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 Kymbirlee D. Mooreland, 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 Nashville, Tennessee, this 21st day of June, 1994.

Notary Public

Commission Expires: 11/26/94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

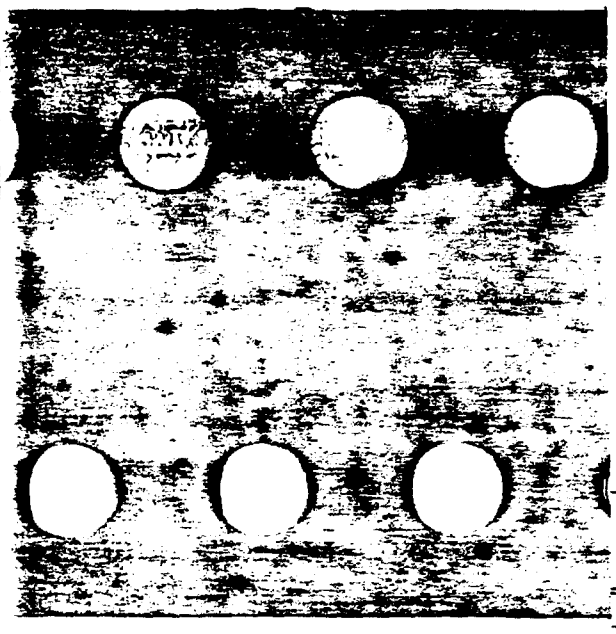
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beverly M. Mooreland and Kellye D. Mooreland, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of June, 1994.

Notary Public

Commission Expires: 11/26/94

9925 06/24 0101 03CHECK 131.33



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

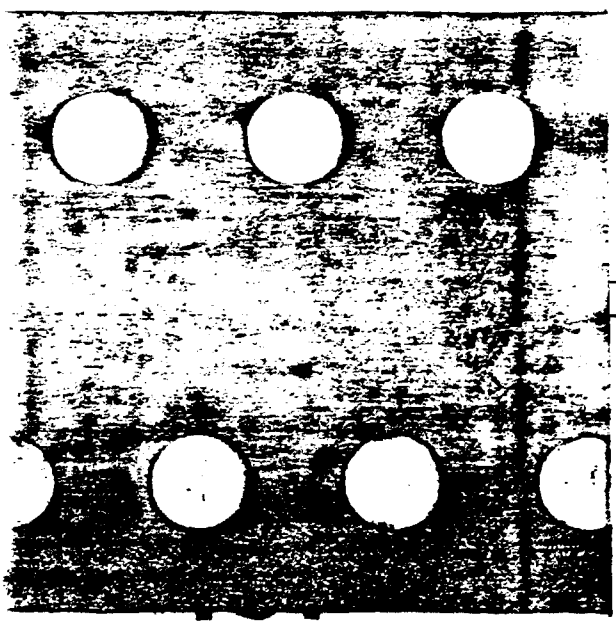
RECEIVED OF _____

FOR _____

BOOK 9387 PAGE 913

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
			CHMT	31980-39
			CON TX	118.33
			PRFEE	1.00
			WDEED	12.00
			TOTAL	131.33
			CHECK	131.33
06/24/94	01	13:47	0001	9925



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64558
IDENTIF. # REFERENCE

94 JUN 24 PM 1:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 806626