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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ~~$64,500.00~~ $63,692.29.

Roy C. McClanahan
Affiant

Subscribed and sworn to before me this 1st day of July, 1994.

Betty R. Grimes
Notary Public

My Commission Expires: 9-21-96

This instrument prepared by:
Wesley D. Turner
Gullett, Sanford, Robinson & Martin
230 Fourth Avenue North
Third Floor
P.O. Box 198888
Nashville, TN 37219-8888

Pcx 44

Address new owner:	Send Tax Bills To:	Map/Parcel Number
Roy C. McClanahan	Metmor Financial, Inc.	
408 Valeria Court	9225 Indian Creek Pkw #300	119-2-274
Nashville, TN 37210	Overland Park, KS 66210	

3533 07/05 0101 03CHECK 244.69

ASSUMPTION WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, together with the assumption of indebtedness secured by deed of trust of record in Book 6965, page 210, Register's Office for Davidson County, Tennessee, payable to Metmor Financial Inc., in the original principal amount of $58,698.00 and having a remaining principal balance of approximately $54,692.29, **COY L. SEABOLT, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfers and convey unto **ROY C. McCLANAHAN, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the plan of Valeria Place, (a subdivision of the reserve parcel of Sterling Heights, Section "5" as of record in Book 1835, page 37), as of record in Book 6250, page 741, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Coy L. Seabolt, a married person, by deed from Stephen A. Abernathy and wife, Susan M. Abernathy, of record in Book 8991, page 800, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1994 Taxes, a lien not yet due and payable which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 6250, page 741, Register's Office for said County.

3. Deed of Trust set forth above. By acceptance of this instrument, Grantee assumes and agrees to pay the indebtedness secured thereby and to hold Grantor harmless from liability and loss therefrom.

4. The escrow account as it relates to this property is hereby transferred at no cost.

This property is not the usual place of residence of the Grantor or his spouse.

This is improved property known as 408 Valeria Court, Nashville, TN 37210.

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, his heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth hereinabove and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 1st day of July, 1994.

Coy L. Seabolt

BY: Jerry Seabolt, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JERRY SEABOLT**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **ATTORNEY-IN-FACT** of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of July, 1994.

Notary Public

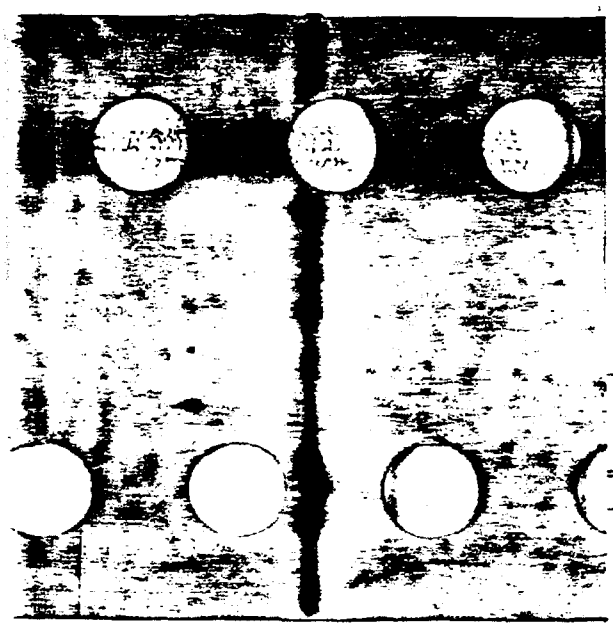
My Commission Expires: 9-21-96

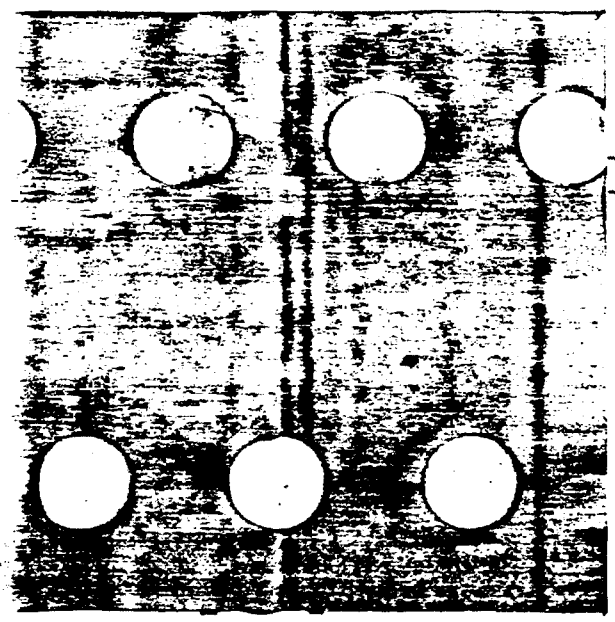
67919

IDENTIFICATION REFERENCE

94 JUL -5 PM 3:38

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

CAMT 63692.29
CON TX 235.69
PRFEE 1.00
WDEED 8.00
TOTAL 244.69
CHECK 244.69

07/05/94 01 15:39 0001 3528

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67919
IDENTIF. & REFERENCE

94 JUL -5 PM 3:38
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 810176