BOOK 9438 PAGE 983

Name and Address of New Owner:
Lester C. McClain
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.
133-14-A-23C0
06DA58553

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me on this 9th day of August, 1994.

Notary Public

My Commission Expires: 1-25-97

94 AUG 17 AM 11:59
REGISTER
DAVIDSON COUNTY, TN

81995

IDENTIF. & REFERENCE

WARRANTY DEED

For and in consideration of the sum of Ten and No/100----------

----------($10.00)----------

Dollars cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, National Investment Group, Inc., has bargained and sold, and does hereby transfer and convey unto the said Lester C. McClain, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Real estate in Davidson County, Tennessee, being Unit B-3, of Oakcrest Condominium created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5884, page 960, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Oakcrest Condominium, of record in Book 5200, page 413, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to National Investment Group, Inc., by deed from John B. Bearden and wife, Laura M. Bearden, of record in Book 8848, page 565, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to John B. Bearden, unmarried, by deed from Lanmar Development Corp., a Tennessee corporation, of record in Book 5885, page 240, Register's Office, Davidson County, Tennessee.

This is improved property known as Unit B-3, Oakcrest Condominium, 420 Elysian Fields Road, Nashville, Tennessee 37211.

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, his heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for unpaid real estate taxes and past due homeowners maintenance fees, the payment of all of which is hereby assumed by Grantee.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to the said Lester C. McClain, his heirs and assigns, against the lawful claims of all persons.

Witness my hand on this 9th day of August, 1994, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

NATIONAL INVESTMENT GROUP, INC.

By: _____
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared D.W. McMackin, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the National Investment Group, Inc., a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of August, 1994.

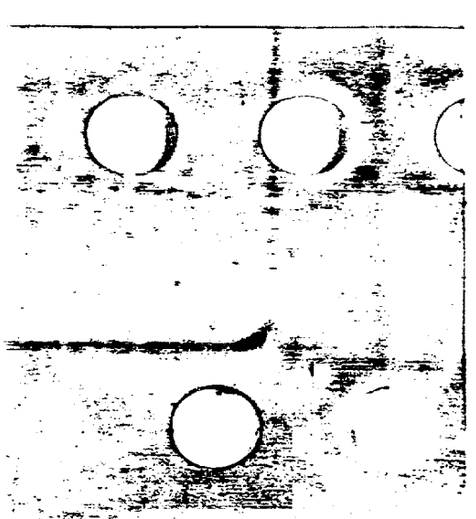
_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission Expires: 1-25-97

8784 08/17 0101 03CHECK 64.50





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

RECEIVED OF _____

FOR _____

BOOK 9438 PAGE 985

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 8.00
				TOTAL 64.50
				CHECK 64.50
08/17/94	01			11:59 0001 8784

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81995
IDENTIF. # REFERENCE

94 AUG 17 AM 11:59
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 825239