[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[Elizabeth B. McAlister]	Leader Federal Bank for Savings]	MAP and PARCEL]
[828 Norwalk Drive]	Attn: Tax Dept.]	109-1-5]
[Nashville, TN 37214]	158 Madison Avenue] Memphis, TN 38103]	

[This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park]
[2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)]

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 are hereby acknowledged, We, **Michael Gerard McGrath and Danise Hallford McGrath, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Elizabeth B. McAlister, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

BEING Lot No. 50 on the Plan of Section II, Larchwood Subdivision, as of record in Book 5200, Pages 57, 58, and 59,* Register's Office for said County, to which plan reference is hereby made for a more complete description.

*as amended in Book 5200, Page 207,

BEING the same property conveyed to David Childs and wife, Danise H. Childs by warranty deed from G. Scott Rye, unmarried, of record in Book 6610, Page 821, Register's Office, Davidson County, Tennessee. The said David Childs and Danise H. Childs later divorced and David Childs quitclaimed his interests in the property to Carolyn Danise Hallford by quitclaim deed of record in Book 8273, Page 834, said Register's Office. The said Carolyn Danise Hallford later remarried and by quitclaim deed appearing of record in Book 8612, Page 45, she quitclaimed her interests in the property creating a tenancy by the entirety in Michael Gerard McGrath and wife, Danise Hallford McGrath.

This is property with a common address of 828 Norwalk Drive, Nashville, TN 37214.

Danise Hallford McGrath is one and the same person as Carolyn Danise Hallford and Danise H. Childs.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 5200, Pages 57, 58 & 59, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 5479, Page 443, as amended in Book 5688, Page 696, as revised in Book 5681, Page 532, as further revised in Book 6011, Page 130, said Register's office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $76,500.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 1st day of September, 1994.]
[ ]
[My Commission Expires: 10-14-96 Notary Public]

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are 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 herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **1st** day of **September, 1994.**

Michael Gerard McGrath

Danise Hallford McGrath

STATE OF TENNESSEE
COUNTY OF DAVIDSON

5692 09/06 0101 03CHECK 292.05

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Michael Gerard McGrath and Danise Hallford McGrath, husband and wife** , with whom I am personally acquainted, or who 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 **1st** day of **September, 1994.**

Notary Public
My Commission Expires: 10-14-96

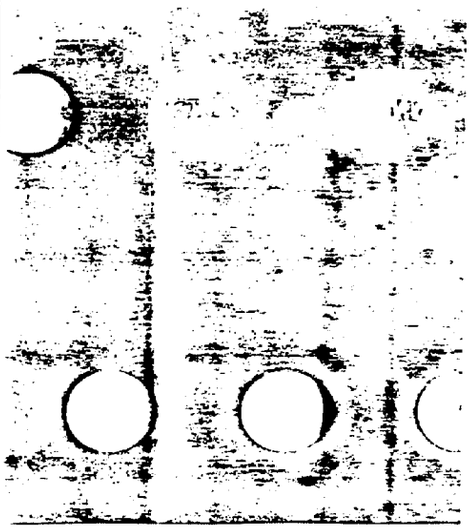
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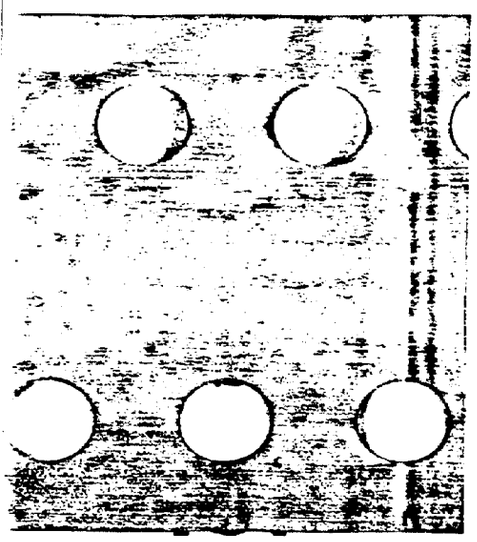
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REGISTER
DAVIDSON COUNTY, TN.

88362

IDENTIF. & REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9457 PAGE 651

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 76500.00
CON TX 283.05
PRFEE 1.00
WDEED 8.00
TOTAL 292.05
CHECK 292.05

09/06/94 01 14:06 0001 5692

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88362
IDENTIF. ↑ REFERENCE

94 SEP -6 PM 2:07

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

No. 832057