BOOK 9640 PG 145

STATE OF TENNESSEE
COUNTY OF DAVIDSON

95-1169

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,000.00

Joann F. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April, 19 95.

Janis L. Duree
Notary Public

MY COMMISSION EXPIRES: 5/23/98

mail

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 315 West Main Street, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J & M Homebuilders, Inc.	OWNER	53-16
(NAME)	(NAME)	
126 Long Hollow Pike		152
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Goodlettsville, TN. 37072		LW 10173
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William J. McClain and wife, Rita McClain

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J & M Homebuilders, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Said tract begins at a point in the northeasterly boundary of Pitts Avenue in the common boundary between the John L. Garner property and the William J. McClain property, thus westerly along the northerly boundary of Pitts Avenue 62 feet to a point, thus northerly 180 feet to a point, thus easterly 62 feet to a point in the common boundary between the John L. Garner and William J. McClain properties, thus southerly along said common boundary line 180 feet to the point of beginning.

Said tract fronts 62 feet on the northerly boundary of Pitts Avenue and runs back between parallel lines 180 feet to a dead line in the rear, measuring 62 feet thereon.

BEING the same property conveyed to William J. McClain and wife, Rita McClain by deed from John Garner, unmarried, filed of record in Book 8624, page 869, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Pitts Avenue, Old Hickory, TN. 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 their hand s this 3rd day of April, 19 95.

William J. McClain

Rita McClain

95-1169

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the William J. McClain the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 3rd day of April, 19 95.

My commission expires 5/23/98

_____
Notary Public Janis L. Duree

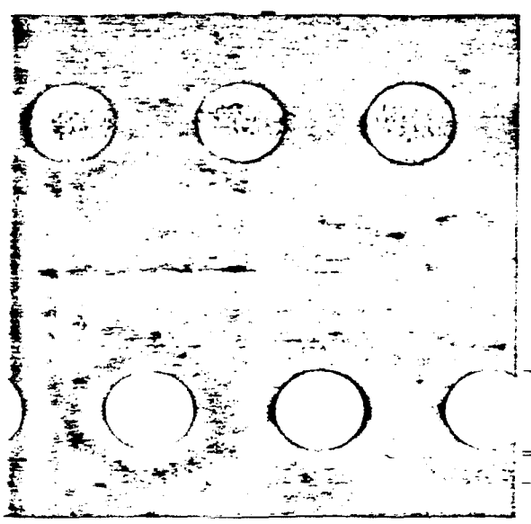
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named _____ William J. McClain and wife, Rita McClain _____ the bargainor s, 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 Goodlettsville, Tennessee, this 3rd day of April, 19 95.

My commission expires 5/23/98

_____
Notary Public Janis L. Duree

19576
IDENTIFICATION REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

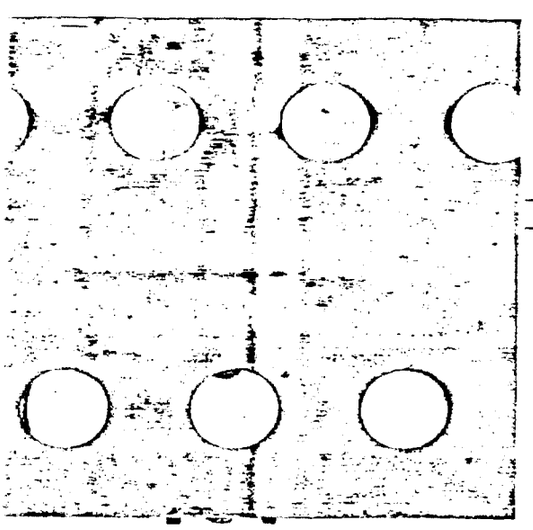
FOR _____

BOOK 9640 PG 147

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

DAMT 12000.00
DON TX 44.40
PRFEE 1.00
MDEED 8.00
TOTAL 53.40
CHECK 53.40
04/27/95 01 08:39 0001 8677



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49576
IDENTIFICATION REFERENCE

95052-7 53.40

No. 898187