This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9687 PG 749

ADDRESS NEW OWNER:
Jeffery Leon McClain
209 Bennett Drive
Old Hickory, Tennessee 37138

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Union National Bank of Tennessee
150 Fayetteville Street Mall
Raleigh, NC 27601-2919

MAP AND PARCEL:
MAP 44-13
GROUP
PARCEL 23

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Thomas Darryl Friar and wife, Teresa L. Friar, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeffery Leon McClain, an unmarried person, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Section Four, The Knoll of record in Book 2854, page 111, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Thomas Darryl Friar by deed from Bobby G. McClain and wife, Nelda D. McClain, as of record in Book 8592, page 265, Register's Office for Davidson County, Tennessee.

This is improved property known as 209 Bennett Drive, Old Hickory, TN 37138.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Metropolitan taxes for 1995 taxes and subsequent years, a lien but not yet due and payable.
2. Restrictive Covenants of record in Book 3103, page 3, Register's Office for Davidson County, Tennessee, omitting any covenant or restrictions based on race, color, religion, sex, handicap, familial status, or national origin.
3. Plan of record in Book 2854, page 111, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jeffery Leon McClain, an unmarried person, his heirs and assigns, forever; and we, Thomas Darryl Friar and wife, Teresa L. Friar, do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of May, 1995.

Thomas Darryl Friar
Thomas Darryl Friar

Teresa L. Friar
Teresa L. Friar

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Thomas Darryl Friar and wife, Teresa L. Friar, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of May, 1995.

R. L. MOORE
NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 59,000.00.

Jeffery Dean McClain
AFFIANT

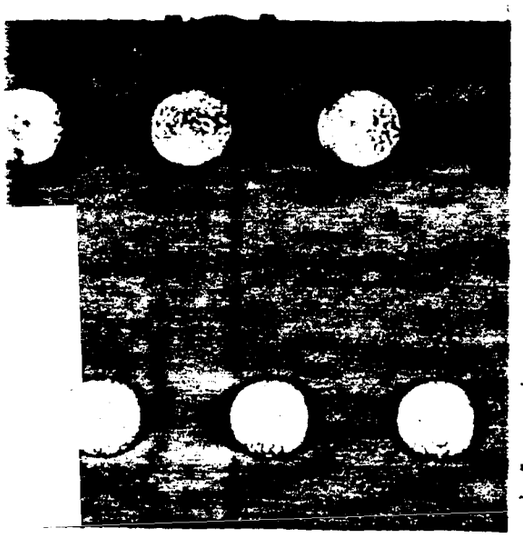
Subscribed and sworn to before me
this 30th day of May, 1995.

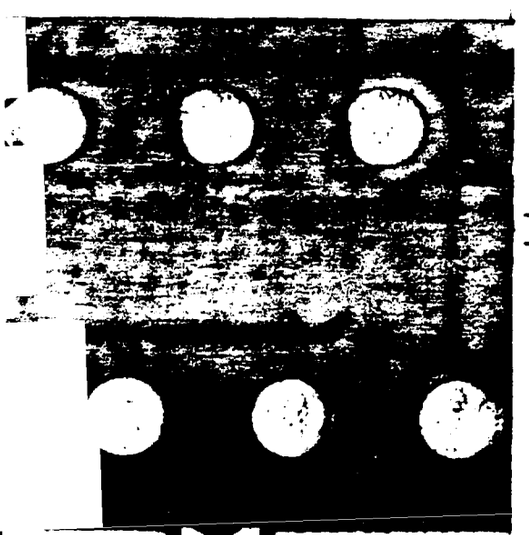
R. L. MOORE
NOTARY PUBLIC
My Commission Expires: Nov 20, 1996

0065891
IDENTIF. ↑ REFERENCE

95 JUN -1 PM 2:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6650 06/01 0101 03CHECK 227.30





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

RECEIVED OF _____

FOR _____

BOOK 9687 PG 751

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 59000.00
CON TX 218.30
PRFEE 1.00
MDEED 8.00
TOTAL 227.30
CHECK 227.30

06/01/95 01 14:07 0001 6650

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0065891
IDENTIF. ← REFERENCE

95 JUN -1 PM 2:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.915959