BOOK 9843 PG 806

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

June J. McMurtry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October 19 95

Notary Public

MY COMMISSION EXPIRES: 3-27-99
(AFFIX SEAL)

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires March 27, 1999

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
June J. McMurtry (NAME)	FT Mortgage Companies d/b/a (NAME)	128-102
7750 Sawyer Brown Road (ADDRESS)	111 Westwood Place, Suite 105 (ADDRESS)	9D-05960
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND 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, Gregory T. Ava and wife, Joyce A. Ava

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, June J. McMurtry and husband, Everette T. McMurtry

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:

Land in Davidson County, Tennessee, BEING Lot No. 1 of Clunan Heights Subdivision, unrecorded at this time. Being a portion of the W. F. Clunan Property recorded in Book 966, page 580, Register's Office for said County. Located in the 9th Civil District of said County. Beginning at an iron pin in the easterly right-of-way of Sawyer Brown Road. Said pin being a common point in said right-of-way between Lots Nos. 1 and 2 of said Clunan Heights Subdivision; thence northerly along a curve in said right-of-way having a radius of 1,457.26 feet a distance of 160.82 feet to a concrete monument, the northwest corner of W. F. Clunan property according to a survey by James L. Murphy, Jr. and Company, dated February 7, 1969; thence with north boundary of said property south 81 deg. 01' 20" east 216.05 feet to a concrete monument; thence south 87 deg. 30' 00" east 107.01 feet to a concrete monument; thence south 6 deg. 11' 50" west 136.11 feet to an iron pin; thence with the common line between Lots Nos. 1 and 2 north 87 deg. 32' 16" west 303.74 feet to the point of beginning.

Being the same property conveyed to Gregory T. Ava and wife, Joyce A. Ava, by quitclaim dead from Gregory T. Ava, of record in Book 5789, Page 56, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: all matters appearing on the plan of record in Book 4300, page 7; restrictions of record in Book 6541, page 70; all of record in the Register's office for Davidson County, Tennessee.

unimproved ( )
is improved (X) property known as 7750 Sawyer Brown Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 27th day of October 19 95

Gregory T. Ava
Gregory T. Ava

Joyce A. Ava
Joyce A. Ava

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TOTAL P.02

2

STATE OF ~~TENNESSEE~~ Williamson Ky
COUNTY OF ~~WILLIAMSON~~

BOOK 9843 PG 807

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory T. Ava and wife, Joyce A. Ava

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 Brentwood Tennessee, this 27th day of October, 19 95.

Commission expires 30 Jan 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Gregory T. Ava and wife, Joyce A. Ava

TO

June J. McMurtry and husband, Everette T. McMurtry

RETURN TO:

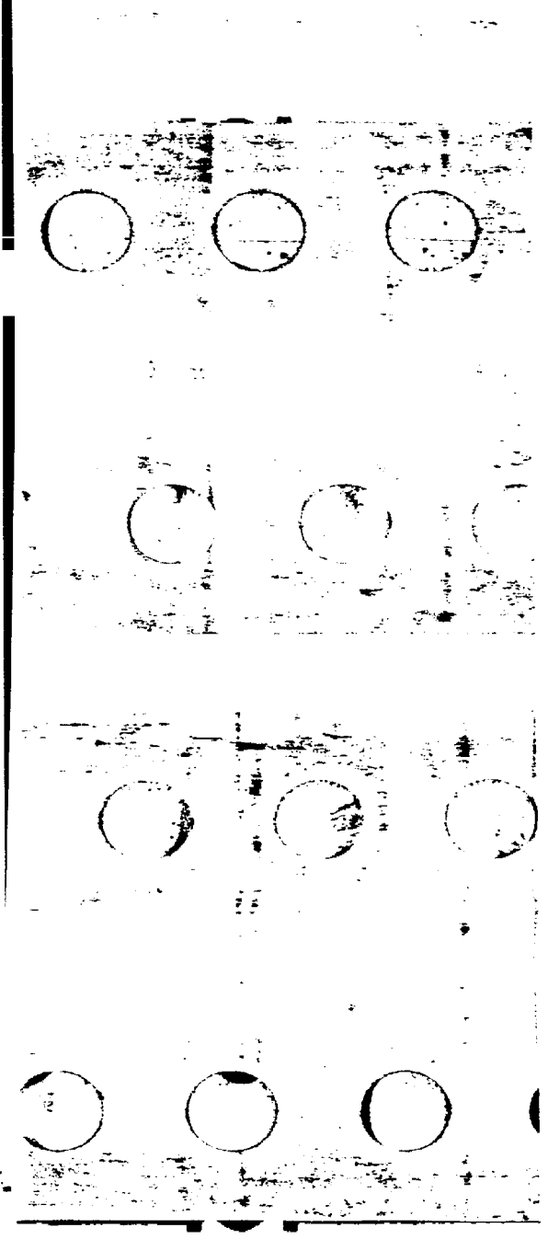
GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

95 OCT 31 AM 10:46
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

RECEIPT # REFERENCE
111929

2827 0731 0101 02CHECK
471.50

TOTAL P.08



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9843 PG 808

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

CONV	125000.00
CON TX	462.50
PRFEE	1.00
MTGED	8.00
TOTAL	471.50
CHECK	471.50

10/31/95 01 10:46 0001 2837

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0117829
IDENTIFICATION REFERENCE
95 OCT 31 AM 10:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 971485