0123792

IDENTIFICATION REFERENCE
PICK-UP

95 NOV 16 PM 2:04

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

ADDRESS OF NEW OWNER:
William D. McMurray, et al
2817 West End Avenue - Suite 202
Nashville, Tennessee 37203-1453

SEND TAX BILLS TO:
Same

MAP AND PARCEL NO.
71-15, 215

This instrument prepared by:
Eve M. Maxwell, J.D.
1630 Chickering Road
Nashville, Tennessee 37215
(615) 370-0614

BOOK 9861 PG 084

SPECIAL WARRANTY DEED

Stephen Kiern (herein "Grantor"), for and in consideration of One Thousand Three Hundred Seventy-nine and 04/100 Dollars ($1,379.04) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, and in further consideration of the satisfaction of Grantor liability under that certain Promissory Note (herein "Note") dated August 9, 1993, in the original principal amount of Nine Thousand Five Hundred Twenty-five and no/100 Dollars ($9,525.00), executed and delivered by Grantors and payable to the order of William D. McMurray, Mary Helen McMurray Barnett, and Marion S. McMurray Clark (herein "Grantees") does hereby grant, bargain, sell, and convey unto Grantees, their heirs, successors and assigns forever, all that certain tract, piece or parcel of land, together with the buildings and improvements thereon, erected, situated, lying and being in the County of Davidson, State of Tennessee more particularly described as follows (herein "Real Property"):

Land in Davidson County, Tennessee, being Lots Nos. 104 and 105 on the Plan of the Highland Land Company's Subdivision, of record in Book 421, page 14, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 104 and 105 front 25 feet each on the easterly side of Stainback Avenue, and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to Stephen Kiern by Installment Deed, of record in Book 9072, page 219, Register's Office for Davidson County, Tennessee.

Source of Grantor's equitable interest is an Installment Deed recorded in Book 9072, page 219, Register's Office for Davidson County, Tennessee.

The above described property is improved property, and has the address of 1311 Stainback Avenue.

TO HAVE AND TO HOLD, the aforesaid Real Property, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining unto the said Grantees, their heirs, successors and assigns forever in fee simple.

Grantor, for himself, and for his heirs and assigns, does hereby covenant and agree to and with the Grantees, that he is lawfully seized and possessed of the Real Property; that he has full power and lawful authority to sell and convey the same; that title thereto is free, clear, and unencumbered, except as provided herein, and, that he will forever warrant and defend the same against the lawful claims of all persons claiming by, through, or under him.

This Deed is an absolute conveyance of Grantor's right, title and interest in the aforesaid Real Property and is not intended as a mortgage, trust, conveyance or security of any kind. The consideration therefore, in addition to that set forth above, is the full release and discharge of all debts, obligations and charges heretofore subsisting on account of and by the terms of that certain Installment Deed between Stephen Kiern, as Grantor; Andrew B. Gibson, Jr., as Trustee; and William D. McMurray, Mary Helen McMurray Barnett, and Marion S. McMurray Clark, as Beneficiaries, dated September 1, 1993, in the original principal sum of Nine Thousand Five Hundred Twenty-five and no/100 Dollars ($9,525.00), and recorded in Book 9072, page 219, in the Register's Office of Davidson County,

Tennessee, and the Note secured thereby; this conveyance completely satisfying said obligations and terminating any security instruments given in connection therewith and any effect thereof in all respects.

Margaret Ann Kiern joins in this conveyance for the sole purpose of conveying any marital interest she may have in this property as spouse of Stephen Kiern.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 8th day of November, 1995.

Stephen Kiern

Margaret Ann Kiern

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 1,379.04
W. D. McMurray Jr.
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November 19 95.
Deputy Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Stephen Kiern, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of November, 1995.

Notary Public

My commission expires: 1/25/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

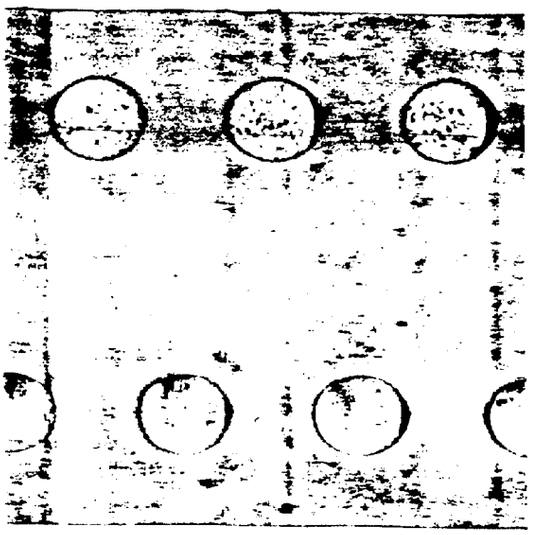
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Margaret Ann Kiern, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

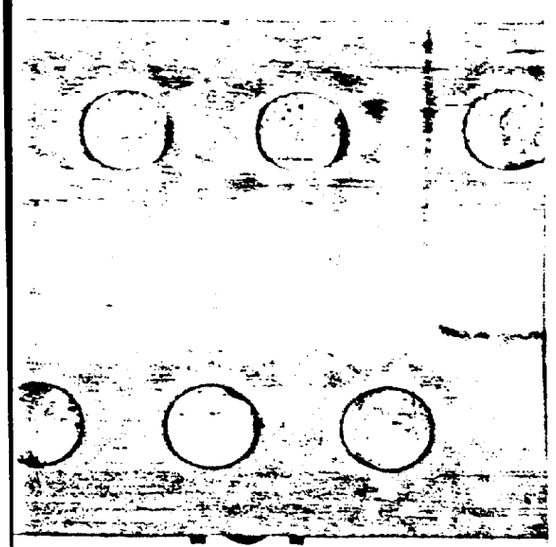
Witness my hand and official seal at office, this 9th day of November, 1995.

Notary Public

My commission expires: 1/25/97

9269 11/16 0101 03CHECK 14.11





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

RECEIVED OF _____

FOR _____

BOOK 9861 PG 986

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 1379.04
CON TX 5.11
PRFEE 1.00
WDEED 8.00
TOTAL 14.11
CHECK 14.11

11/16/95 01 14:04 0001 9269

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0123792
IDENTIF. # REFERENCE

95 NOV 16 PM 2:04
FELIX Z. WILSON II REGIST
DAVIDSON COUNTY, TN.

No. 977824