A3

WARRANTY DEED

BOOK 9893 PG 639

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,263.01

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December 19 95

Notary Public

MY COMMISSION EXPIRES: 11-20-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI, & BENNETT, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lester C. McClain (NAME)	First Federal Savings and Loan (NAME)	80-8-138
3293 Hinkle Drive (ADDRESS)	25 Franklin Street (ADDRESS)	13DA-66015
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Rochester, NY 14604 (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, Melissa Lynn Woodard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lester C. McClain , married

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. 165 on the Plan of Section Three, Bordeaux Hills of record in Book 3600, Page 34, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to George Hardiman, Jr. and wife, Pattie D. Hardiman by deed from Betty Jayne Sadler, unmarried of record in Book 5376, Page 609. The said George Hardiman, Jr. and wife, Pattie D. Hardiman subsequently conveyed their interest to Wesley Woodard and wife, Mary Woodard by quitclaim deed of record in Book 5410, Page 809, said Register's Office. Thereafter, pursuant to a Final Divorce Decree, Mary Woodard conveyed her interest to Wesley Woodard by quitclaim deed of record in Book 8353, Page 828, Register's Office for Davidson County, Tennessee. Wesley Woodard died on June 20, 1994 leaving Melissa Lynn Woodard as his sole surviving Heir at Law.

IT IS AGREED AND UNDERSTOOD that the above named Grantee assume and agree to pay the remaining unpaid balance on a Promissory Note secured by a deed of trust of record in Book 5376, Page 611, said Register's Office, payable according to the terms and conditions therein.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 3293 Hinkle Drive, Nashville, TN 37218
(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 my hand this 15th day of December 19 95

Melissa Lynn Woodard

Melissa Lynn Woodard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9893 PG 640

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melissa Lynn Woodard

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of December 19 95.

Commission expires 11-20-96

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

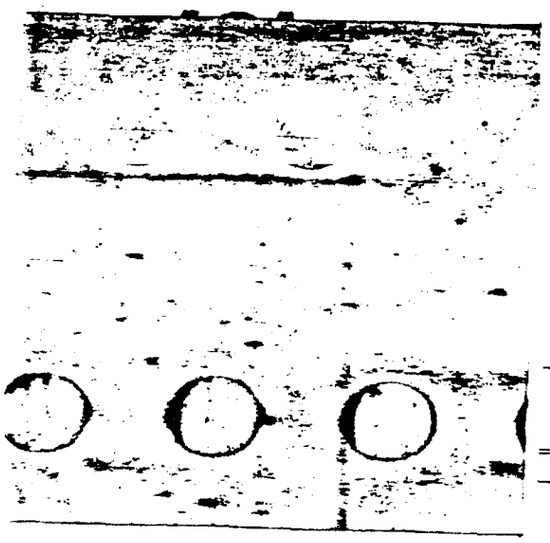
95 DEC 19 PM 4:14

DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

01336 78

0060 12/19 0101 03CHECK 124.81



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

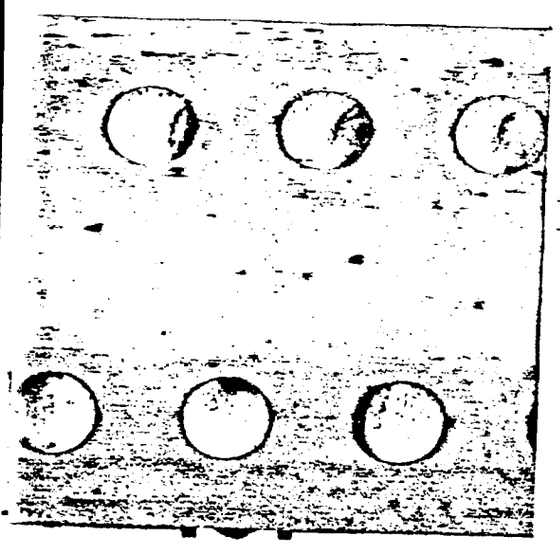
RECEIVED OF _____

FOR _____

BOOK 9893 PG 641

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	31263.01
CON TX	115.81
PRFEE	1.00
WDEED	9.00
TOTAL	124.81
PAID	124.81

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1001 0060

0133678
IDENTIFICATION REFERENCE

95 DEC 19 PM 4:14
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 988484