File BOX 24

BOOK 9932 PG 277

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
David R. McClard and Ruthie M. McClard
4709 Hickory Way
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
GMAC Mortgage Corporation of PA
8360 Old York Road
Elkins Park, PA 19117-1590

MAP AND PARCEL:
MAP 175-8
PARCEL 29
2D77245

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Holigan Homes, Inc. hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David R. McClard and Ruthie M. McClard, husband and wife, as tenants by the entirety , 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:

BEING Lot 28, Section One, Hickory Woods, as recorded in Book 6900, Page 509 as amended by Surveyor's Certificate of Correction in Book 7582, Page 166, Register's Office, Davidson County, Tennessee.

Being a part of the same property conveyed to Holigan Homes, Inc. , by deed from T & T Partners I, a Texas general partnership of record in Book 9696, Page 161, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

Subject to Amended and Restated Declaration of Covenants, Conditions, and Restrictions of record in Book 9678, Page 187, amended in Book 9764, Page 44; By-Laws in Book 7932, Page 648, and Book 9678, Page 213; Charter in Book 7857, Page 87, as re-recorded in Book 7876, Page 67, and of record in Book 9680, Page 319; and Quitclaim Deed conveying common area in Book 9786, Page 923, Register's Office, Davidson County, Tennessee.

Subject to Plat Notes of record in Book 6900, Page 509, as amended by Surveyor's Certificate of Correction in Book 7582, Page 166, Register's Office, Davidson County, Tennessee.

This conveyance is subject to public utility and drainage easement and overhang easement, of record in Book 6900, Page 509, as amended by Surveyor's Certificate of Correction of record in Book 7582, Page 166, said Register's Office.

This is improved property known as 4709 Hickory Way, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David R. McClard and Ruthie M. McClard, husband and wife, their heirs and assigns, forever; and we, Holigan Homes, Inc. 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 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 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 26th day of January, 1996.

Holigan Homes, Inc.

Scott C. Smith, Vice-President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Scott C. Smith as Vice-President of Holigan Homes, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Vice-President of the maker, or a constituent of the maker , and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 26th day of January, 1996.

Dixie Seagraves
NOTARY PUBLIC

SEAL: DIXIE SEAGRAVES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3-21-98

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 124,900.00.

Daniel K McClard
AFFIANT

Subscribed and sworn to before me this 26th day of January, 1996.

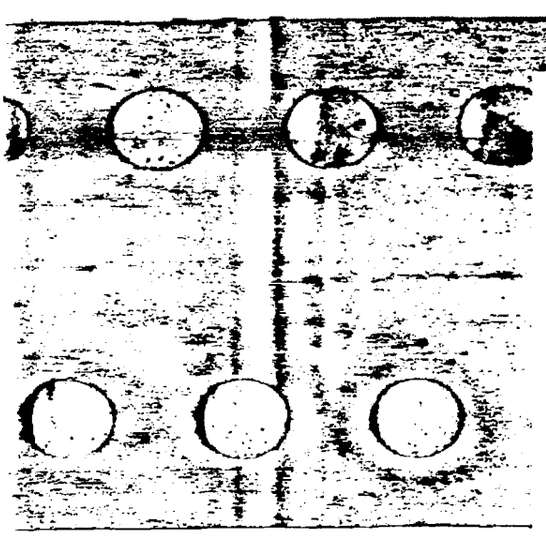
Dixie Seagraves
NOTARY PUBLIC
My Commission Expires: 3-21-98

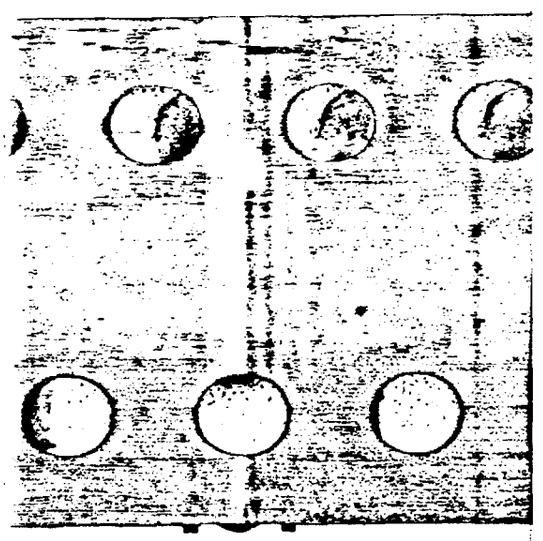
SEAL: DIXIE SEAGRAVES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

2852 01/31 0101 03CHECK 471.13

0145546
IDENTIF. ↑ REFERENCE

96 JAN 31 AM 8:51
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9932 PG 279

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 124900.00
MOR TX 462.13
ERR CO
MOR TX 462.13-
CON TX 462.13
PRFEE 1.00
WDEED 9.00
TOTAL 471.13
CHECK 471.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/31/96 01 08:52 0001 2852

0145546
IDENTIF. # REFERENCE

96 JAN 31 AM 8:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1001099