FORM NO. WD-1

BOOK 10024 PG 811

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$382,000.00 X [signature] Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April 19 96

[signature] Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

NOTARY PUBLIC

MAIL TO:

THIS INSTRUMENT WAS PREPARED BY
Clyde Paul Holland, Atty, 2628 Old Lebanon Road, Nashville, TN 37214-2422
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DOUGLAS H. McCLANAHAN,et ux	MATRIX FINANCIAL SERVICES CORPORATION	MAP 117-13-B
(NAME)	(NAME)	
127 Abbottsford	5775 Peachtree-Dunwoody Road Building C, Suite 120	PAR 36
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215	Atlanta, GA 30342	7DA-91388
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, C. TERRY DEATON and wife, GRETCHEN V. DEATON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOUGLAS H. McCLANAHAN and wife, JANICE S. McCLANAHAN,

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 a certain building site identified as Lot No. 127 on the Plan of Abbottsford, as of record in Plat Book 6250, Pages 419-421, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to C. TERRY DEATON and wife, GRETCHEN V. DEATON by deed from W. P. RUSSELL, JR. and wife, LYNNE M. RUSSELL, of record in Book 6906, Page 892, Register's Office for Davidson County, Tennessee.

96 APR 24 AM 8:11
DAVIDSON COUNTY TENN.

96 APR 24 0101 030-ECK 1422.40

0174334
IDENTIFICATION REFERENCE

This is unimproved ( ) improved (X) property, known as 127 Abbottsford, (House Number) (Street) Nashville, (P O Address) TN 37215 (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 22nd day of April, 19 96

X [signature]
C. TERRY DEATON

X [signature]
GRETCHEN V. DEATON

STATE OF TENNESSEE }
Davidson County }

BOOK 10024 PG 812

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named C. TERRY DEATON and wife, GRETCHEN V. DEATON,

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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of April, 1996.

Commission Expires 1-25-97

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
C. TERRY DEATON and wife,

GRETCHEN V. DEATON

TO
DOUGLAS H. McCLANAHAN and wife,

JANICE S. McCLANAHAN

PLEASE RETURN TO:
Clyde Paul Holland, Attorney
2628 Old Lebanon Road
Nashville, TN 37214-2422

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

RBOOK 10024 PG 813

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	
	2000.00
[illegible]	413.40
[illegible]	1.00
[illegible]	8.00
TOTAL	1422.40
CHECK	1422.40

04/24/96 [illegible] 08:16 0001 3677

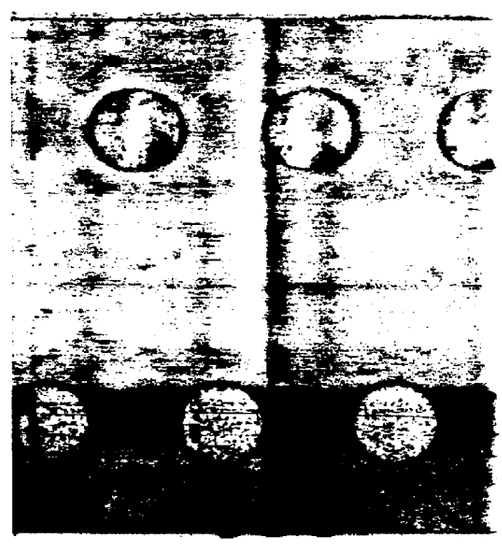
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0174334
IDENTIF. # REFERENCE

96 APR 24 AM 8:11

[illegible]
DAVIDSON COUNTY, TN.





No. 1031602