PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES HERETO

This Instrument Prepared By:
CALLIS & HERSHEY
Attorneys at Law
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

BOOK 10051 PG 750

ADDRESS NEW OWNER:
JAMES BRAD McAVOY and CARA ROBERTSON McAVOY
2914 Dunmore Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To New Owner

MORTGAGEE:
MARCUS E. RINKS
405 Woodlawn Drive
Mt. Juliet, TN 37122

MAP AND PARCEL:
MAP 96-10
PARCEL 206

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, I, MARCUS E. RINKS, hereinafter called the GRANTOR, have this date bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto JAMES BRAD McAVOY and wife, CARA ROBERTSON McAVOY, 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. 374 on the Plan of Cloverhill Subdivision, Section 7, as of record in Plat Book 2133, Page 92, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Marcus E. Rinks by deed from Donna Johnson of record in Book 5830, Page 45, said Register's Office.

This is improved property known as 2914 Dunmore Drive, Nashville, TN 37214.

This is not now, nor has it ever been, the principal residence of the Grantor herein.

This conveyance is made subject to the following:

1. 1996 County Taxes, which have been assumed by the Grantees.

2. Setback lines, owners certificate, easements and other encumbrances contained in the Plan of Cloverhill Subdivision, Section 7, of record in Plat Book 2133, Page 92, Register's Office of Davidson County, Tennessee.

3. Restrictive Covenants for Cloverhill Subdivision, Section 7, of record in Book 2273, Page 88, made applicable by instrument of record in Book 2145, Page 262, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all the appurtenances, estate, title and interest thereto belonging unto the said JAMES BRAD McAVOY and wife, CARA ROBERTSON McAVOY, their heirs and assigns, forever; and I, MARCUS E. RINKS, do further covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey same, and that same is unencumbered, unless otherwise set out herein; and do further covenant and bind myself, and my 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 my hand this the 15th day of May, 1996.

BOOK 10051 PG 751

MARCUS E. RINKS

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, Notary Public in and for said County and State, MARCUS E. RINKS, with whom I am personally acquainted, and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand, at Office, this 15th day of May, 1996.

NOTARY PUBLIC

My Commission Expires: January 25, 1997

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $63,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of May, 1996.

NOTARY PUBLIC

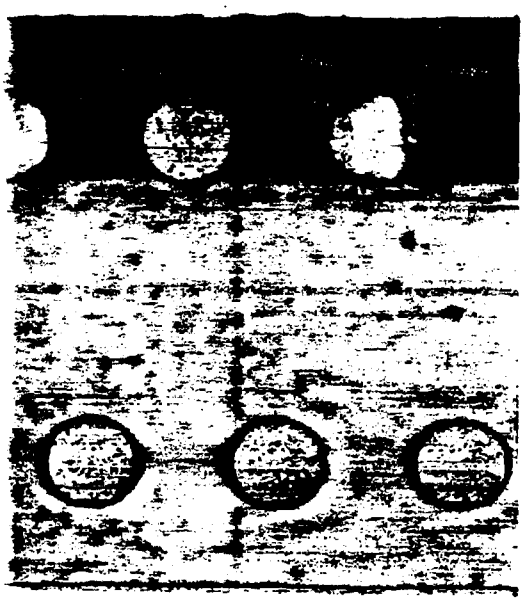
My Commission Expires: January 25, 1997

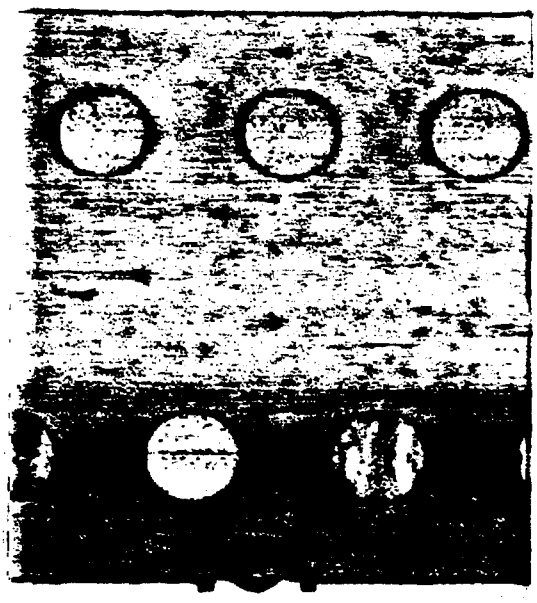
0182315
IDENTIFICATION REFERENCE

96 MAY 16 PM 1:44

REGISTER
WILSON COUNTY, TN.

[illegible] 242.00





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

RECEIVED OF _____

FOR _____

BOOK 10051 PG 752

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 63000.00
CON TX 233.10
PRFEE 1.00
MDEED 8.00
TOTAL 242.10
CHECK 242.10

05/16/96 01 13:46 0001 2255

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0182315
IDENTIF. ↑ REFERENCE

96 MAY 16 PM 1:44

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1040218