BK/10172/755

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 21,410.31

Affiant

Sworn to and subscribed before me this 27th day of August, 1996.

NOTARY PUBLIC

My Commission Expires: 11/26/98

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

PICK-UP

96 AUG 30 AM 9:41
FELIX Z. MCSHUTT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

02197S0

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Dixie Lee McClellan	First Nationwide Mortgage	Map 94-1
2617 Mesa Dr	P O Box 9481	Par. 128
Nashville, TN 37217	Gaithersburg, MD 20898	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the Agreement by the Grantee to assume and pay a certain Deed of Trust of record in Book 6016, page 922, Register's Office for Davidson County, Tennessee, we, Michael C. Eades and wife, Susan S. Eades , hereinafter called Grantor, have bargained and sold, and by these presents do transfer and convey unto Dixie Lee McClellan, hereinafter called Grantee, her heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 56 on map of subdivision of Lot No. 3 on the plan of N. H. Hobson Subdivision, as of record in Book 421, page 78, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.
>
> Being the same property conveyed to Michael C. Eades and wife, Susan S. Eades, by deed from Robin Tattrie and wife, Dana A. Tattrie, of record in Book 7879, page 882, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1008 Dew Street, Nashville, TN 37206.
>
> This conveyance is made subject to all easements, covenants, reservations, and restrictions which may be of record in said Register's Office.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, her heirs and assigns forever; and we do covenant with the said Grantee 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, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 hands this 27th day of August, 1996.

Michael C Eades
MICHAEL C. EADES

Susan S Eades
SUSAN S. EADES

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

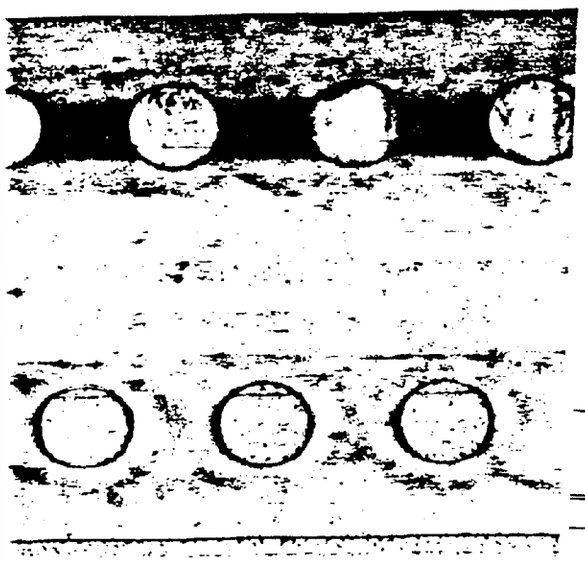
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Michael C. Eades and wife, Susan S. Eades, the Bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

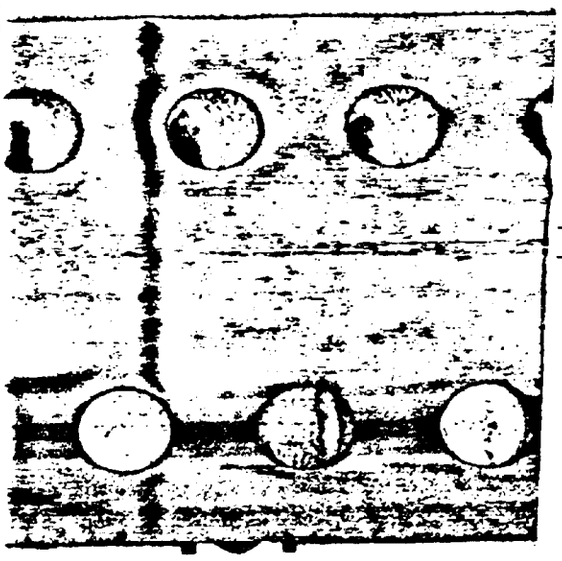
WITNESS my hand and official seal this 27th day of August, 1996.

Linda L Bass
NOTARY PUBLIC

My Commission Expires: 11/28/98

2598 08/30 0101 03CHECK 88.18





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

RECEIVED OF _____

FOR _____

BOOK 10172 PG 757

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 21410.31
				CON TX 79.18
				PRFEE 1.00
				WDEED 8.00
				TOTAL 88.18
				CHECK 88.18
08/30/96	01			09:44 0001 2598

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0219750
IDENTIF. ← REFERENCE

96 AUG 30 AM 9:4

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1025121