FORM NO WD-1

FILE NO. 35045
FILE BOX "7"

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November, 96

MY COMMISSION EXPIRES: 2/25/98
(AFFIX SEAL)

BOOK 10249 PG 398

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROYCE M. MAY et ux	S A M E	59-10-283
(NAME)	(NAME)	
4843 Torbay Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (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 RICHARD H. McCLELLAN and wife, CAROLYN J. McCLELLAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROYCE M. MAY and wife, SAFIYA P. MAY

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. 31 on the Plan of Haynes Manor, Section 7, of record in Book 6250, Page 292, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Richard H. McClellan and wife, Carolyn J. McClellan by deed from Home Savings of America, FSB, of record in Book 8696, Page 978, Register's Office for Davidson County, Tennessee.

024348 6 IDENTIF. & REFERENCE

96 NOV -5 AM 8:22
REGISTER
DAVIDSON COUNTY, TN.

This is unimproved / improved X property, known as 784 Garrison Drive, Nashville, Tennessee 37207
(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 our hand s this 1st day of November, 19 96

Richard H McClellan by Carolyn J McClellan by
RICHARD H. McCLELLAN CAROLYN J. McCLELLAN
Pwr Jaw atty in fact Pwr Jaw atty in fact

STATE OF TENNESSEE
Davidson County

BOOK 10249 PG 399

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

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

_____Notary Public

Commission Expires_____

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

TO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

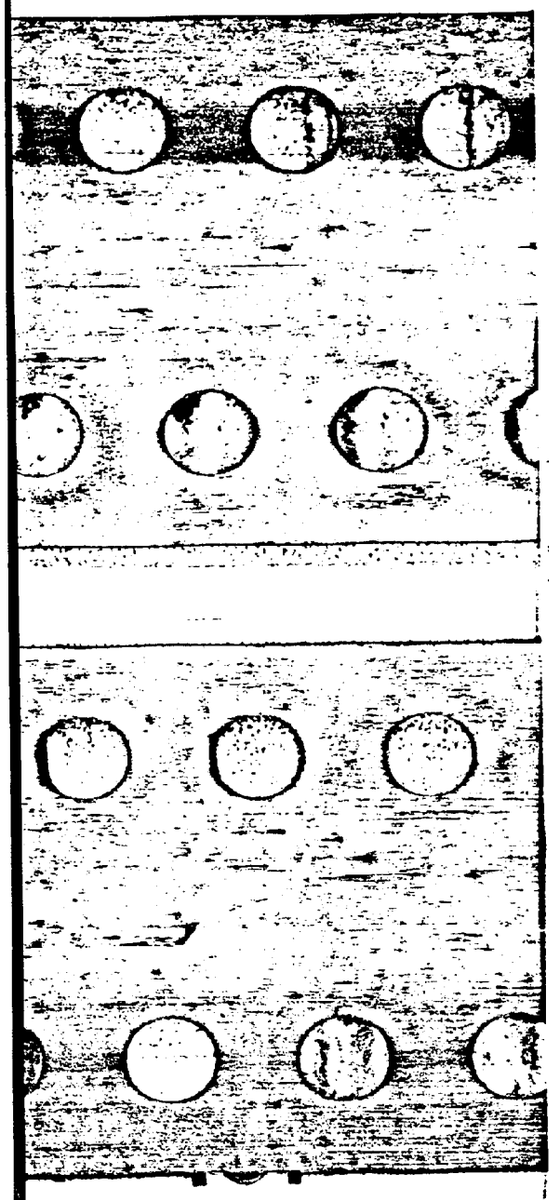
On this the 1st day of November, 1996, before me personally appeared RICK LAIN, to be known to be the person who executed the foregoing instrument in behalf of RICHARD H. McCLELLAN and wife, CAROLYN J. McCLELLAN as their attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said RICHARD H. McCLELLAN and wife, CAROLYN J. McCLELLAN, as though they personally had appeared.

WITNESS my hand and official seal at Nashville, Tennessee, this the 1st day of November, 1996.

STATE OF TENNESSEE NOTARY PUBLIC

NOTARY PUBLIC

My Commission Expires: 7/25/98



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

RECEIVED OF _____

FOR _____

BOOK 10249 PG 400

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
				CHMT 88000.00
				CON TX 251.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 260.60
				CHECK 260.60
11/05/96	01			08:24 0001 7948

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0243486
IDENTIF. # REFERENCE

96 NOV -5 AM 8:22
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1084876