BOOK 10271 PG 980

Book 1

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: October 9, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kerry McLean	Owner	124
(NAME) 3285 Pugh Road	(NAME)	13
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	4D21550
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, James A. Gafford and wife, Karen C. Gafford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kerry McLean and wife, Kimberly A. McLean

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 Tract No. 7 on an unrecorded Survey prepared by William A. Cummings, Registered Land Surveyor No. 1314, of Bob Cummings Land Surveyors, dated June 20, 1994, and being part of Parcel 013 Tax Map 124 described as follows:

Beginning at an iron pin in the northerly right-of-way (R/W) of Pugh road (25 feet from the centerline). Said iron pin being in the northerly boundary line of property owned by J.T. Bradford, Jr. of record in Deed Book 2647, Page 248, in the Register's Office for Davidson County, Tennessee (RODCT); thence, leaving the point of beginning with a curve in said R/W concave to the South having a radius of 374.46 feet and an arc distance of 50.00 feet through a central angle of 07 degrees 39 minutes and 01 second to an iron pin; thence, severing subject property North 03 degrees 14 minutes 53 seconds East 1064.24 feet to an iron pin; thence, with the southerly boundary line of property owned by Brown Taylor and wife, Sammie of record in Deed Book 8215 Page 882 (RODCT) South 85 degrees 42 minutes 00 seconds East 273.42 feet to an iron pin; thence, with the westerly boundary of property owned by J.T. Bradford of record in Deed Book 2158, Page 119, (RODCT) South 04 degrees 03 minutes 56 seconds West 1064.33 feet to an iron pin; thence with the northerly boundary line of the above mentioned J.T. Bradford, Jr. property North 88 degrees 44 minutes 23 seconds West 209.70 feet to the beginning.

Being the same property conveyed to James A. Gafford and wife, Karen G. Gafford by deed of record in Book 9475, Page 895, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (XX) property, known as 3285 Pugh Road, Hermitage, TN 37076
(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 hands this 25th day of November 1996

James A. Gafford

Karen C. Gafford

BOOK 10271 PG 981

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 James A. Gafford and wife, Karen C. Gafford

the bargainor s, 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 Antioch, Tennessee, this 25th day of November, 1996.

Commission expires October 9, 1999

Notary Public

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES OCTOBER 9, 1999

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

9615 11/26 0101 03CHECK 165.33

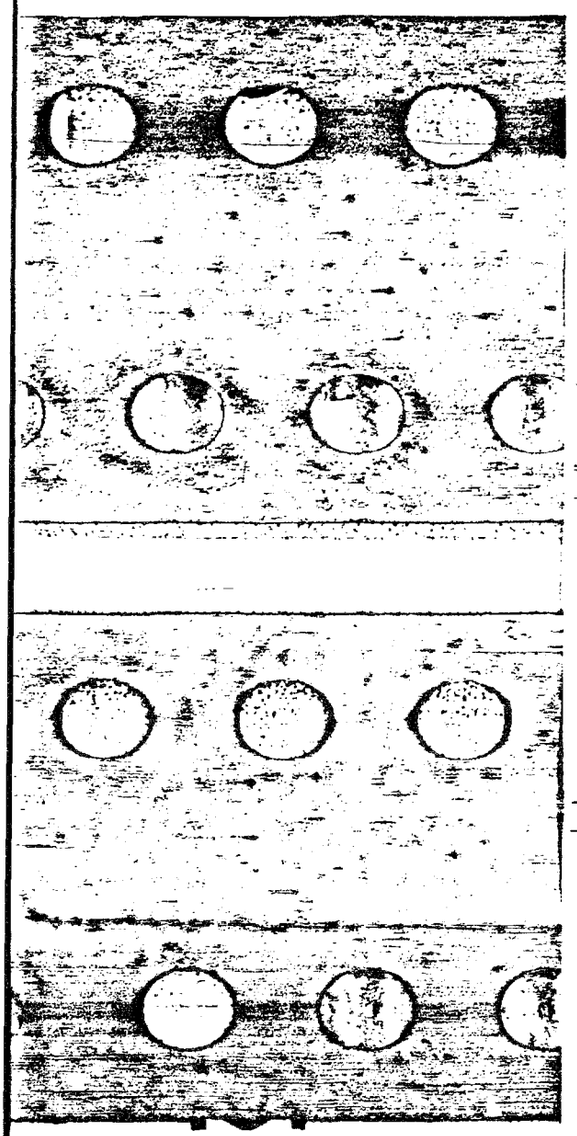
0250124

IDENTIFICATION REFERENCE

96 NOV 26 PM 2:00

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

DCTN01WC



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

RECEIVED OF _____

FOR _____

BOOK 10271 PG 982

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 42250.00
				CON TX 156.33
				PRFEE 1.00
				WDEED 8.00
				TOTAL 165.33
				CHECK 165.33
			11/26/96 01	14:01 0001 9615

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0250424
IDENTIF. & REFERENCE

96 NOV 26 PM 2:00

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1092301