BOOK 10325 PG 527

Name and
Address New Owner:
Matthew W. McClure
and wife, Denise C. McClure
1216 Shelton Avenue
Nashville, TN 37216

Send Tax Bills to:
Regions Mortgage, Inc.
605 South Perry Street
Montgomery, AL 36104

97 JAN 22 AM 9:29
FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN.

0265884
IDENTIF. + REFERENCE

Tax Map and Parcel Nos.
Map 72-3
Parcel 366
15DZ-9240

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **WE, JESSE B. COLE AND WIFE, SUE ELLEN COLE**, the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **MATTHEW W. MCCLURE AND WIFE, DENISE C. MCCLURE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land located in **DAVIDSON** County, Tennessee and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in anywise appertaining to the said Grantees, their successors and assigns in fee simple forever.

GRANTORS do hereby covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except for taxes for the year 1997. This conveyance is made subject to any and all Easements, Building Setback Lines, Notes, etc, if any, as may be set forth on the Plan of INGLEWOOD PLACE, as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee; Joint Driveway Agreement of record in Book 8348, Page 252, said Register's Office, and a Sanitary Sewer Easement and/or Storm Drainage of record in Book 4269, page 40, said Register's Office.

GRANTORS do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

Whenever 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 the 20th th day of JANUARY, 1997.

Jesse B. Cole

Sue Ellen Cole

STATE TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within named Jesse B. Cole and wife, Sue Ellen Cole, 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 Madison, Tennessee this the 20th day of January, 1997.

My Commission expires:
5/23/98

Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $121,500.00.

Affiant

Sworn to and subscribed before me
this the 20th day of January, 1997.

Notary Public

My Commission expires: 5/23/98

EXHIBIT "A"

Land in the Davidson County, Tennessee, being the east half of Lot No. 64, on the Map of Inglewood Place, of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the south side of Shelton Avenue and runs back between lines 189.9 feet on the easterly line and 189.75 feet on the westerly line, to a dead line, on which it measure 50 feet.

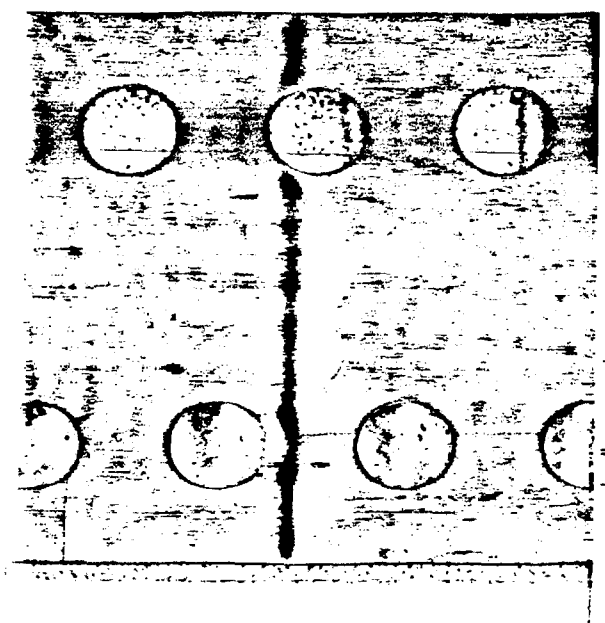
Being the same property conveyed to Jesse B. Cole and wife, Sue Ellen Cole, by Warranty Deed from Proverbs Three, Inc., a Tennessee Non-profit corporation, of record in Book 6651, Page 784, Register's Office for Davidson County, Tennessee.

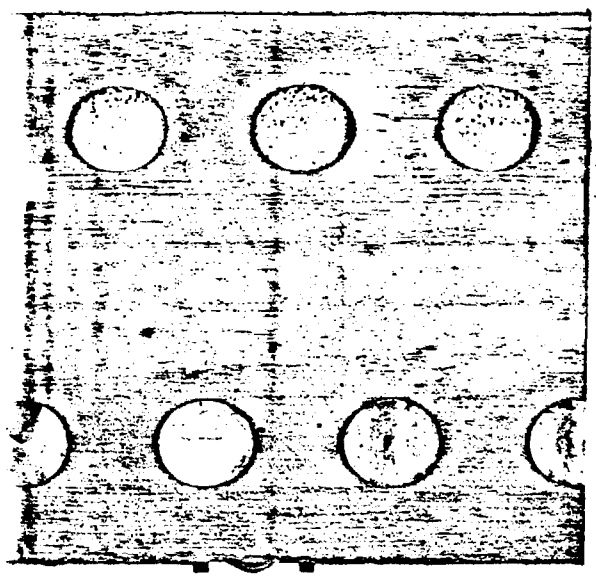
TOGETHER WILL GRANTORS' RIGHT, TITLE AND INTEREST IN AND TO THAT CERTAIN JOINT DRIVEWAY AGREEMENT OF RECORD IN BOOK 8348, PAGE 252, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1216 Shelton Avenue, Nashville, TN 37216.

THIS INSTRUMENT PREPARED BY: Mail
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING CO.
223 Madison Street, S. 102
Madison, Tn 37115

6659 01/22 0101 03CHECK 462.55





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

RECEIVED OF _____

FOR _____

BOOK 10325 PG 530

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 121500.00
CON TX 449.55
PRFEE 1.00
WDEED 12.00
TOTAL 462.55
CHECK 462.55
01/22/97 01 09:30 0001 6659

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0265884
IDENTIF. ↑ REFERENCE

97 JAN 22 AM 9:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1109644