PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

Address New Owners:
Thomas H. Yeargan and Anthony W. Schumann
210 Eventide Dr.
Murfreesboro, TN 37130

BOOK 10344 PG 3

Map Parcel No:
118-1-317

Send Tax Bills to:
SAME

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Chan McCullough

hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto

Thomas H. Yeargan and Anthony W. Schumann

hereinafter called the grantees, their heirs and assigns, the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 149 on the Plan of Montrose Place, as of record in Book 57, page 93 Register's Office Davidson County, Tennessee.

Said Lot No. 149 fronts 50 feet on the south side of Montrose Ave, and runs back 141.5 feet on the easterly line and 149.2 feet on the westerly line, to an alley, measuring 50.7 feet thereon.

Being the same property conveyed to Chan McCullough from William B. Owen and wife, Jean B. Owen, and Barbara Eatherly, an unmarried woman, by deed of record in Book 9223, page 303, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Chan McCullough by Agreed Order of the Davidson County Chancery Court, Docket No. 96-1746-III and of record in Book 10343, page 978 Register's Office for Davidson County, Tennessee.

This property has never been the residence of Jane Ann McCullough.

This is improved property known as: 913 Montrose Ave., Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land with 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 property 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 property to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. 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 my hand this 6th day of February, 1997.

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Chan McCullough, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of February 1997.

Commission expires Nov 2, 2000 Notary Public Kenyl C. Young

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $30,000.

Tom Yeargan
AFFIANT

Subscribed and sworn to me this 6th day of February 1997.

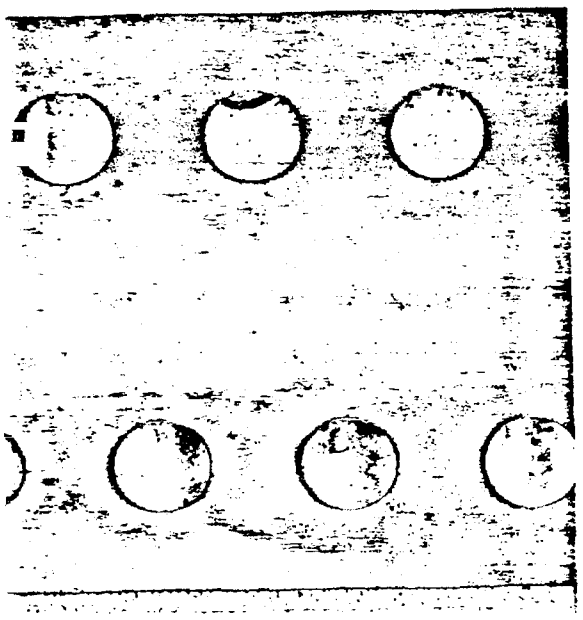
Commission expires Nov 2, 2000 Notary Public Kenyl C. Young

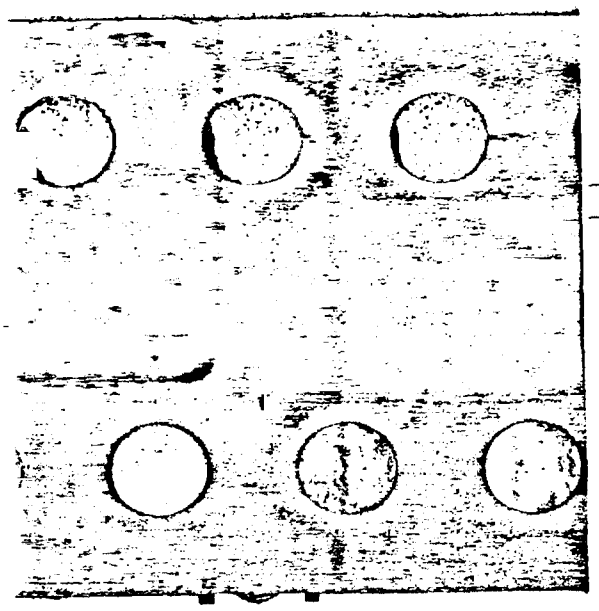
This instrument prepared by:
Chan McCullough
700 Craighead St., Suite 103
Nashville, TN 37204

437B 02/07 0101 03CHECK 120.00

97 FEB -7 PM 12:40
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

0271248
IDENTIFICATION REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 10344 PG 5

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 3000.00
ERR CO
CAMT 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 8.00
TOTAL 120.00
CHECK 120.00

02/07/97 01 12:47 0001 4378

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02712 48
IDENTIF. & REFERENCE

97 FEB -7 PM 12:40
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1114870