40-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Amanda Troy McClain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 1997

Laura Matthews
Notary Public

MY COMMISSION EXPIRES: 11-27-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 600, 200 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard E. McClain (NAME)	Columbia National Mortgage (NAME)	Map 72-04
1427 McAlpine Avenue (ADDRESS)	P.O. Box 3050 (ADDRESS)	Parcel 313
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Columbia, Maryland 21046-6050 (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 R. Douglas and wife, Christina U. Douglas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard E. McClain and wife, Amanda Troy McClain

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. 25 of Block "C" on the map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for Davidson County Tennessee. Said Lot No. 25 fronts 100 feet on the easterly side of McAlpine Avenue and runs back between parallel lines, 175 feet to a dead line.

Being the same property conveyed to James R. Douglas and wife, Christina U. Douglas by deed from Donald L. Striplin and wife, Margaret M. Striplin, of record in Book 9413, page 670, Register's Office for Davidson County, Tennessee.

97 MAR -3 PM 12:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0278050

This is improved (X) unimproved ( ) property, known as 1427 McAlpine Avenue, Nashville, TN 37216
(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 28th day of February 19 97

James R Douglas by Christina U Douglas, atty-in-fact
James R. Douglas by Christina U. Douglas, Attorney-in-Fact

Christina U Douglas
Christina U. Douglas

BOOK 10365 PG 742

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christina U. Douglas

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, _____, Tennessee, this 28th day of February 19 97 .

Commission expires _____

_____
Notary Public

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Christina U. Douglas, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed and who acknowledged that she executed the foregoing instrument on behalf of James R. Douglas and who acknowledged that she executed the same as the free act and deed of James R. Douglas.

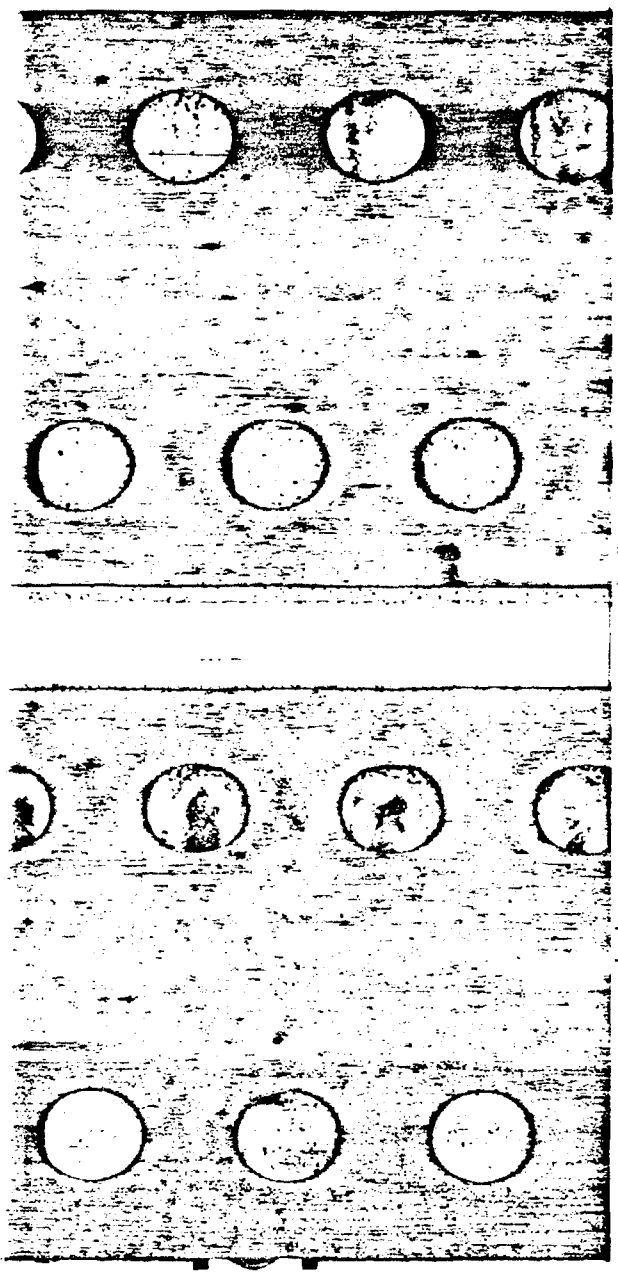
Witness my hand and official seal this 28TH day of February, 1997.

Laura Matthews
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 11-27-99

1784 03/03 0101 03CHECK 341.63



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10365 PG 743

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 89900.00
CON TX 332.63
PRFEE 1.00
WDEED 8.00
TOTAL 341.63
CHECK 341.63

03/03/97 01 12:59 0001 1784

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0278050
IDENTIF. ↑ REFERENCE

97 MAR -3 PM 12:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1121685