WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10370 PG 727
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,984.10

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 19 97

Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marian C. McKinney (NAME)	Midland Mortgage Co. (NAME)	MAP 43-11
522 Armistead place (ADDRESS)	P. O. Box 26648 (ADDRESS)	PARCEL 108
Nashville, Tn. 37215 (CITY) (STATE) (ZIP)	Oklahoma City, OK 73126 (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, Carl L. Sumruld

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marian C. McKinney

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 a part of Lot No. 1 on the Map of Anderson Estates of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee, being the South 90 feet of Lot 100 and the North 25 feet of Lot 99 on the Plan of Subdivision of Lots 1 and 13 of said Anderson Estates, not of record, and described according to a survey by Donald R. Carver, Surveyor Lic. No. 271, dated October 10, 1979, as follows: BEGINNING at an iron pin on the westerly margin of McArthur Avenue; thence along said westerly margin South 25 deg. 42' West 76.6 feet to an iron pin; thence leaving said westerly margin of McArthur Avenue and along the northerly margin of Old Hickory Boulevard, North 8 deg. 10' West 172.5 feet to an iron pin; thence North 5 deg. 30' East 77.9 feet to an iron pin; thence South 87 deg. 10' East 170.5 feet to an iron pin, the point of beginning.

Being the same property conveyed to Carl L. Sumruld by Deed of record in Book 7255, page 484, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

Grantee herein agrees to pay the unpaid principal balance of a note secured by a Deed of Trust of record in Book 7146, page 812, Register's Office for Davidson County, Tennessee; which Grantee promises to pay and agrees to hold Grantor harmless from same.

unimproved ( )
This is improved (X) property, known as 107 McArthur Drive, Madison, TN 37115
(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 ~~my~~ our hand s this 28th day of February, 19 97

Carl L. Sumruld

Marian C. McKinney

BOOK 10370 PG 728

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 Carl L. Sumruld and Marian C. McKinney

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

Commission expires January 24, 1998

Notary Public

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

IDENTIFICATION REFERENCE

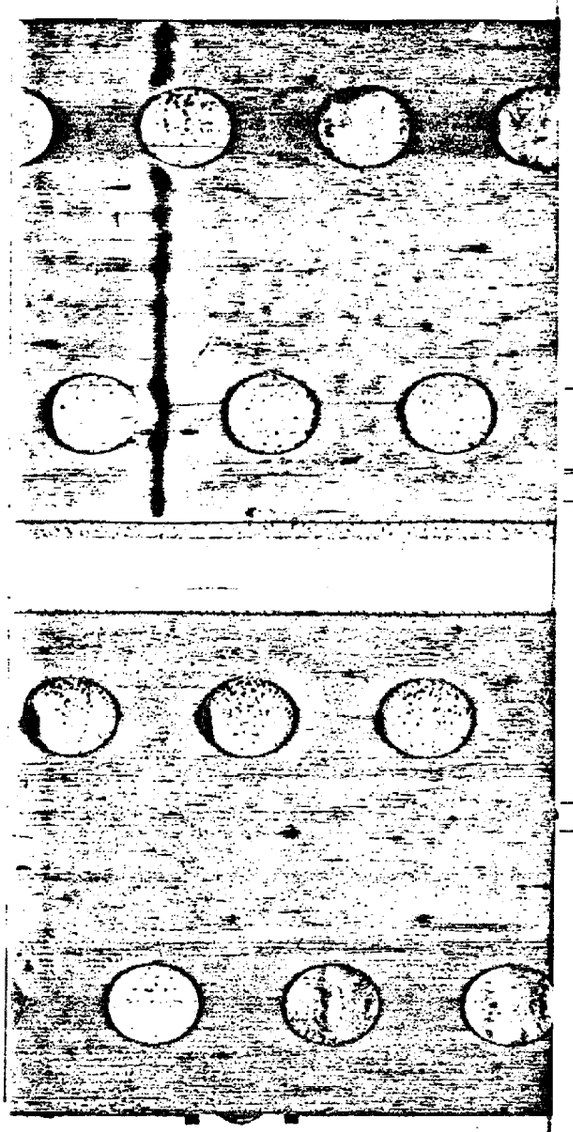
97 MAR -6 AM 8:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

3119 03/06 0101 03CHECK 253.

0279292



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

RECEIVED OF _____

FOR _____

BOOK 10370 PG 729

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 65984.10
CON TX 244.14
PRFEE 1.00
WDEED 8.00
TOTAL 253.14
CHECK 253.14

03/06/97 01 08:46 0001 3119

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0279292
IDENTIF. ↑ REFERENCE

97 MAR -6 AM 8:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1123504