THIS INSTRUMENT WAS PREPARED BY: **HOWARD M. SKIPWORTH (#012469)**
Attorney at Law
Suite C
3353 Union Hill Road
Post Office Box 489
Joelton, Tennessee 37080

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: CHRISTY LEE ANDERSON and WENDY ELIZABETH ANDERSON

NAME & ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: CHRISTY LEE ANDERSON
WENDY ELIZABETH ANDERSON
3005 Union Hill Road
Joelton, Tennessee 37080

MAP & PARCEL NO: Map 82-16, Parcel 388

For and in consideration of the sum of Ten ($10.00) cash in hand paid, and good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged I, **HERSCHELL McCLAIN**, also known as **ROY HERSCHEL McCLAIN**, a widower, hereinafter referred to as the Grantor, reserving in myself an estate for and during my natural life, has bargained and sold, and by these presents do hereby transfer and convey unto **CHRISTY LEE ANDERSON** and **WENDY ELIZABETH ANDERSON**, their heirs and assigns, hereinafter referred to as Grantees, a fee simple interest in that certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 94 in Williams First Addition to Edgefield, now East Nashville, as of record in Book 21, page 45, Register's Office for said county.
>
> SAID Lot No. 94 fronts 50 feet on the northerly side of Shelby Avenue, and runs back between parallel lines 175 feet to an alley.
>
> BEING the same property conveyed to Herschell McClain, also known as Roy Herschel McClain, and wife, LaVata McClain, also known as LaVata W. Warren McClain, by deed from James D. Thompson, executor of the estate of Pauline Davney, of record in Book 4423, page 359, Register's Office for Davidson County. The said LaVata McClain, also known as LaVata W. Warren McClain, having since died on the 25th day of January, 1988..
>
> This is improved property known as 713 Shelby Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **CHRISTY LEE ANDERSON** and **WENDY ELIZABETH ANDERSON**, their heirs and assigns, forever; and Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind his heirs, successors and assigns, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has duly executed this Warranty Deed on this the 8th day of March, 1997.

Herschell McClain

HERSHCELL McCLAIN a/k/a
ROY HERSCHEL McCLAIN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $51,500.00.

Herschell McClain

HERSCHELL McCLAIN a/k/a
ROY HERSCHEL McCLAIN

Subscribed and sworn to before me this the 8th day of March, 1997.

Notarial Spann

NOTARY PUBLIC
My commission expires: 6-6-2000

97 MAR 14 PM 2:45
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0283059

PICK-UP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 10380 PG 830

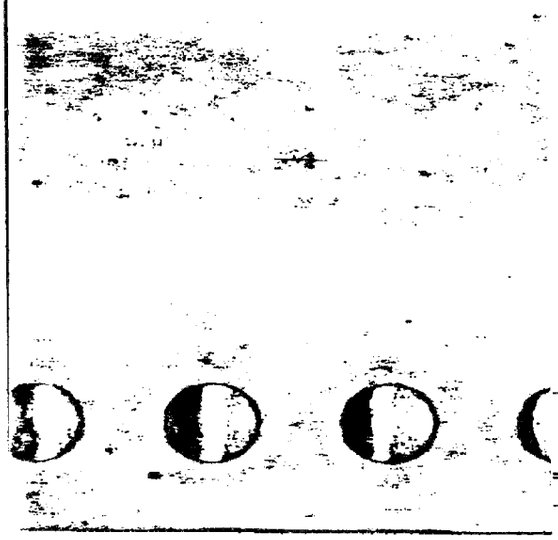
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **HERSCHELL McCLAIN a/k/a ROY HERSCHEL McCLAIN,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Joelton, Tennessee, on this the 8th day of March, 1997.

Sherrie Spann
NOTARY PUBLIC

My commission expires:
6-6-2000

7154 03/14 0101 03CHECK 203-5



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

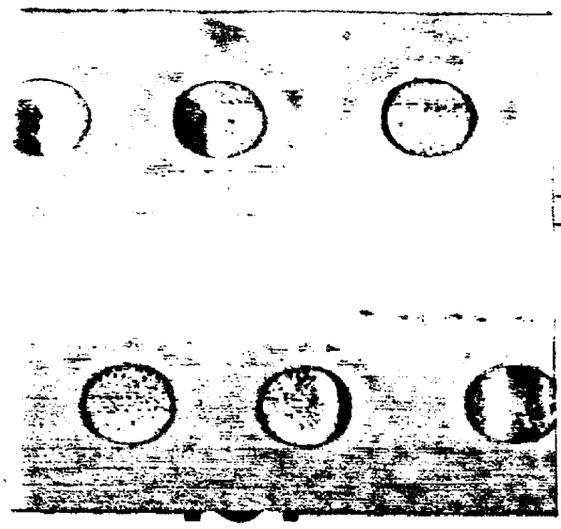
RECEIVED OF _____

FOR _____

BOOK 10380 PG 831

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 51500.00
CON TX 190.55
PRFEE 1.00
WDEED 12.00
TOTAL 203.55
CHECK 203.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/14/97 01 14:46 0001 7154

97 MAR 14 PM 2:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0283059
IDENTIF. ↑ REFERENCE

No. 1127496