BOOK 10405 PG 32

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 123,000.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 31st day of March 19 97

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
DEREK T. McLAREN 2811 Oakland Avenue Nashville, Tennessee 37212	NATIONSBANC MORTGAGE P.O. Box 35140 Louisville, Kentucky 40232	MAP 117-4 PARCEL 246

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY THREE THOUSAND AND NO/100---------- ($ 123,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, BRANDYN BRILEY, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto DEREK T. McLAREN and wife, LAURA K. McLAREN

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:

BEING the southerly part of Lot No. 102 on the Plan of Belmont Terrace as of record in Book 421, page 101, Register's Office for Davidson County, Tennessee.

The said southerly part of Lot No. 102 fronts 60.0 feet on the westerly side of Oakland Avenue and runs back between lines, 160.0 feet on the northerly line and 160.6 feet on the southerly line along the northerly margin of an alley, to another alley in the rear on which it measures 40.0 feet thereon.

BEING the same property conveyed to Brandyn Briley by deed from Joyce A. Pruitt, unmarried, of record in Book 8950, page 718, Register's Office for Davidson County, Tennessee.

IDENTIFICATION REFERENCE 0290691

97 APR -3 PM 2:02 FELIX Z. ... REGISTER DAVIDSON COUNTY, TN.

5263 04/03 0101 03CHECK 464.10

This is improved property known as 2811 Oakland Avenue, Nashville, Tennessee 37212

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.

GRANTOR COVENANTs with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Belmont Terrace of record in Book 421, page 101, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s_, their__ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my_ hand__on this the __31st__ day of ____March_____, 19 _97_.

Brandyn Briley By Keith Merrill Attorney in Fact
BRANDYN BRILEY

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 _____, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____day of _____ , 19 ____.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____ , 19 ____.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

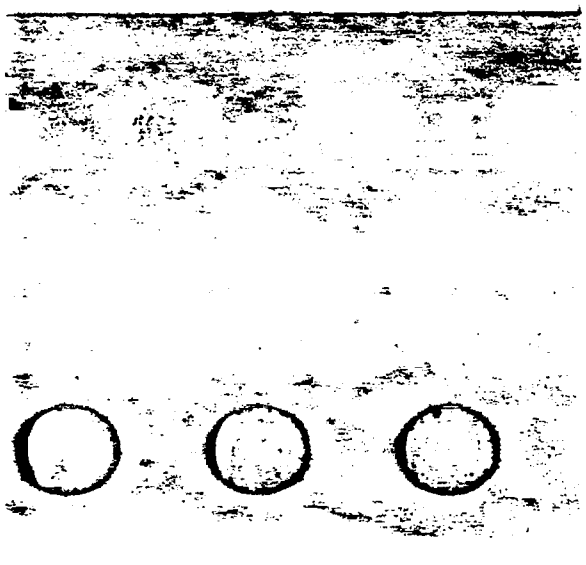
BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared KEITH MERRILL tc me known to be the person who executed the foregoing instrument in behalf of BRANDYN BRILEY and acknowledged that he executed the same as the free act and deed of the said BRANDYN BRILEY.

WITNESS my hand and seal this 31st day of March, 1997.

Notary Public

My commission expires: 11/22/97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.



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

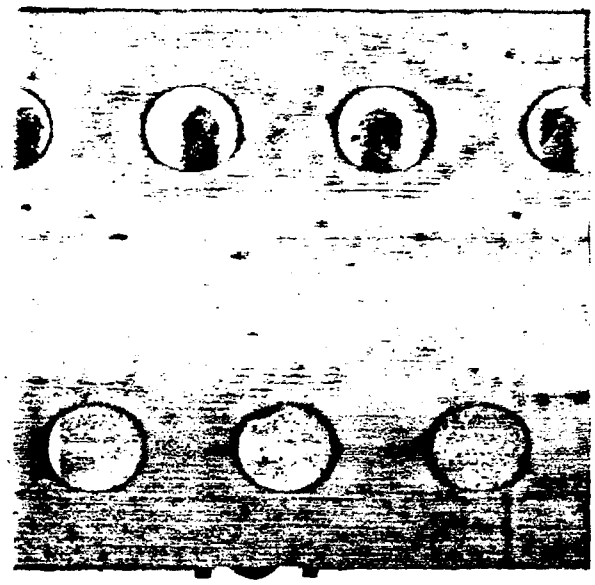
RECEIVED OF _____

FOR _____

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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 123000.00
CON TX 455.10
PRFEE 1.00
WDEED 8.00
TOTAL 464.10
CHECK 464.10

04/03/97 01 14:04 0001 5263

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0290691
IDENTIF. # REFERENCE

97 APR -3 PM 2:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1135515