BOOK 10424 PG 801

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Christy McGatha
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 1997.

Susan Hawley
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-21-98
(AFFIX SEAL)

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 107 POINT EAST DRIVE, NASHVILLE, TENNESSEE 37216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHRISTY E. McGATHA 1015 GOODBAR DRIVE NASHVILLE, TN 37217	Countrywide Tax Service Corporation 155 North Lake Avenue Pasadena, CA 91109	MAP 120.02 PARCEL 2

FOR AND IN 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,

P & M INVESTMENTS, A PARTNERSHIP

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

CHRISTY E. McGATHA, UNMARRIED

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:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF, DESIGNATED EXHIBIT "A"

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
1. All matters affecting said premises as contained in Plat Book 1424, Page 94 and 95, Register's Office for Davidson County, Tennessee, including but not limited to a 40 foot minimum building setback line across the front of said lot, a 20 foot minimum building setback line across the south side of said lot, and a 10 foot easement for utilities and drainage purposes across the rear and north side of said lot.
2. Restrictive Covenants contained in Book 1710, Page 183, and amended in Book 1714, Page 582, Register's Office for Davidson County, Tennessee.
3. Any restrictions, conditions and easements of record.
4. Survey by John Kohl dated April 8, 1997 shows the fence encroaching onto the adjoining lot.

This is improved property known as: 1015 GOODBAR DRIVE, NASHVILLE, TN 37217
(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 hand(s) this 18TH day of APRIL, 1997.

P & M INVESTMENT, A PARTNERSHIP

BY: _____ partner
JAMES C. McCANLESS, JR.

BY: _____ PARTNER
ROBERT C. PRITCHETT, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, JAMES C. McCANLESS, JR. AND ROBERT C. PRITCHETT, JR. with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged the he/she is the of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18TH day of April 1997.

NOTARY PUBLIC

My Commission Expires: 3-21-98

PLEASE RETURN TO:
STATE TITLE, INC.
107 POINT EAST DRIVE
NASHVILLE, TN 37216

BOOK 10424 PAGE 803

EXHIBIT "A" - LEGAL DESCRIPTION

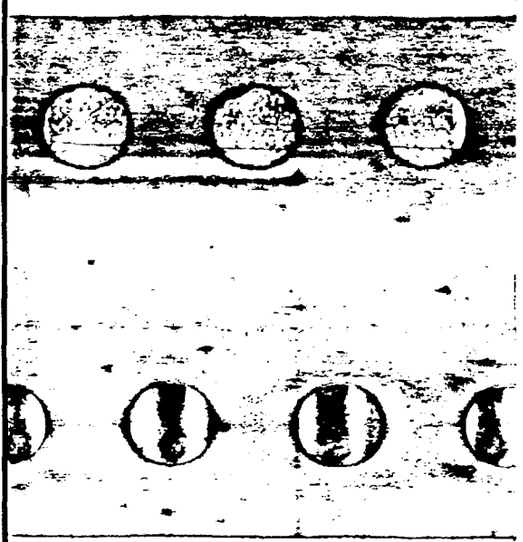
BEING LOT NOS. 19 & 20 ON THE MAP OF MIRO MEADOWS, AS OF RECORD IN BOOK 1424, PAGES 94 AND 95, SAID REGISTER'S OFFICE TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

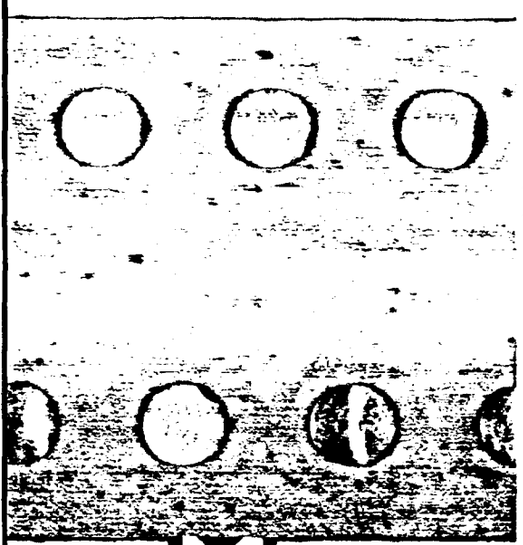
BEING THE SAME PROPERTY CONVEYED TO P & M INVESTMENTS, A PARTNERSHIP, BY DEED FROM HERBERT L. CHELTON AND WIFE, LILLIAN V. CHELTON, DATED FEBRUARY 17, 1984, AND OF RECORD IN BOOK 8238, PAGE 518, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

JCM (ROP)

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

0296774
IDENTIFICATION REFERENCE
07 APR 22 PM 1:15
2087 04/22 0101 CHECK 3[illegible]





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10424 PG 804

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 81000.00
CON TX 299.70
PRFEE 1.00
WDEED 12.00
TOTAL 312.70
CHECK 312.70

04/22/97 01 13:41 0001 2087

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0296774

IDENTIF. REFERENCE

97 APR 22 PM 1:45

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 1142218