BOOK 10565 PG 827

WARRANTY DEED

First Title and Escrow Co., Inc.
Box #9B

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

#14858

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JERRY W. OWENS (NAME)	REGIONS BANK (NAME)	104-16
1717 Beechwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	4101 Hillsboro Road (STREET ADDRESS)	269
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215-0711 (CITY) (STATE) (ZIP)	24W11890

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, WILBUR GUY MCCLURKAN, JR. AND MILTON PATRICK MCCLURKAN, Devisees under the Last Will and Testament of Wilbur Guy McClurkan, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERRY W. OWENS, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 the easterly one-half of Lot No. 231 on the Plan of Belmont Land Company's Plan called Belmont Heights, as of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said Lot No. 231 fronts 50 feet on the southerly side of Beechwood Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to W.G. McClurkan and wife, Lillian Z. McClurkan by Installment deed from Dayton Chitwood and wife, Anna Lee Chitwood of record in Book 2647, page 321, said Register's Office. Lillian Z. McClurkan has since died. W.G. McClurkan has subsequently died and devised said property to Wilbur Guy McClurkan, Jr. and Milton Patrick McClurkan by Will of record in Will Book 209, page 511, Probate Office for Davidson County, Tennessee.

W.G. McClurkan being one and the same as Wilbur Guy McClurkan, Sr.

This conveyance is made subject to 1997 Taxes, which have been prorated and assumed by the Grantee.

This is not nor nor has it ever been the principal residence of the Grantors herein.

0336683 IDENTIF. & REFERENCE

97 AUG 12 AM 10:20 FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TN.

5896 08/12 0101 03CHECK 545.50

unimproved ( )
This is improved (XX) property, known as 1711 Beechwood Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 7th day of August, 19 97

Wilbur Guy McClurkan, Jr.
WILBUR GUY MCCLURKAN, JR.

Milton Patrick McClurkan by Wilbur Guy McClurkan, Jr.
MILTON PATRICK MCCLURKAN
BY: WILBUY GUY MCCLURKAN, JR., ATTORNEY-IN-FACT BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

BOOK 10565 PG 828

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILBUR GUY MCCLURKAN, JR.

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 7th day of August, 19 97.

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ 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 _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILBUR GUY MCCLURKAN, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said MILTON PATRICK MCCLURKAN and is authorized by the said MILTON PATRICK MCCLURKAN to execute this instrument on his behalf.

Witness my hand, at Office, this 7th day of August, 1997.

NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August 19 97.

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM WILBUR GUY MCCLURKAN, JR. AND MILTON PATRICK MCCLURKAN

TO JERRY W. OWENS

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 110 The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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

RECEIVED OF _____

FOR _____

BOOK 10565 PG 829

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 145000.00
CON TX 536.50
PRFEE 1.00
WDEED 8.00
TOTAL 545.50
CHECK 545.50

08/12/97 01 10:18 0001 5896

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0336683
IDENTIF. # REFERENCE

97 AUG 12 AM 10:20
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1185471