WARRANTY DEED

BOOK 10681 PG 78

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,150.61

Teresa A Smith
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9/6/1998
(AFFIX SEAL)

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
Teresa A. Smith (NAME)	SunTrust Mortgage, Inc. (NAME)	086-08-0-A
216 Cahaba Cove (ADDRESS)	211 Perimeter Center Parkway (ADDRESS)	006.00 CO
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Atlanta, GA 30346 (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, Max R. McClain, III and wife, Paula McClain

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Teresa A. Smith, 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:

Land in Davidson County, Tennessee, being Lot No. 409 on the Plan of Camden Woods, Phase II, of record in Plat Book 6900, page 735, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 409 fronts 33.00 feet on the northwesterly margin at the terminus of cul-de-sac of Cahaba Cove and extends back 118.98 feet on the southerly line and 152.54 feet on the southeasterly line to a broken line in the rear measuring 195.45 feet thereon.

Being the same property conveyed to Max R. McClain, III, by Deed of record in Book 10075, page 675, Register's Office for Davidson County, Tennessee.

Paula McClain joins in this conveyance for the purpose of conveying any right, title and interest in and to said property which she may have, marital or otherwise.

Grantee herein agrees to assume the unpaid balance of a note secured by a Deed of Trust of record in Book 10075, page 678, Register's Office for Davidson County, Tennessee; which Grantee agrees to pay and further agrees to hold Grantors harmless from same.

MAIL ENV.

97 NOV 12 AM 8:49

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0369005

unimproved ( )
This is improved (X) property, known as 216 Cahaba Cove, Hermitage, TN 37076
(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 our hand s this 7th day of November 19 97

Max R McClain III
~~Max~~ R. McClain, III

Teresa A Smith
Teresa A. Smith

Paula McClain
Paula McClain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10681 PG 79

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Max R. McClain, III and wife, Paula McClain and Teresa A. Smith

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 7th day of November 19 97.

Commission expires 9/23/00

Notary Public

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

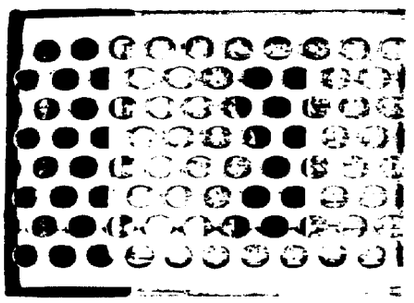
0741 11/12 0101 03CHECK 490.56

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

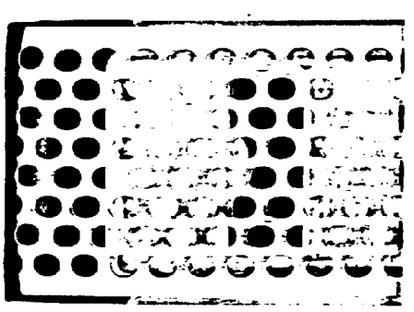
FOR _____

BOOK 10681 PG 80

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	
				130150.61
			CON TX	481.56
			PRFEE	1.00
			WDEED	8.00
			TOTAL	490.56
			CHECK	490.56
11/12/97	01		08:51 0001	0741

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0369005

IDENTIFICATION REFERENCE

97 NOV 12 AM 8:49

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No.1219917