This Instrument Prepared By:
John T. Gwin, Attorney at Law
2542 North Mt. Juliet Road, Suite 1
Mt. Juliet, Tennessee 37122

BOOK 10685 PG 390

ADDRESS NEW OWNER:
Ernest McClain
260 Clemmons Lane
Mt. Juliet, Tennessee 37122

SEND TAX BILL TO:
New Owner

MORTGAGEE:

MAP 82
GROUP 7
PARCEL 68

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ann Delilah Sanders, a widow** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Ernest McClain and wife, Marcella McClain**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 80 on the Plan of V. S. Lindsley's Addition to Edgefield, now East Nashville, as of record in Book 57, page 25, said Register's Office.

Said Lot No. 80 fronts 50 feet on the easterly side of Stockell, formerly Vansinderen Street, and runs back between parallel line 174 1/4 feet to an alley.

Being the same property conveyed to J. L. Sanders and wife, Ann Delilah Sanders by deed from Aubrey A. Wynne, a widower dated June 3, 1966, of record in Book 4022, page 912, Register's Office for Davidson County, Tennessee. J. L. Sanders has since died.

This is improved property known as 831 Stockell Street, Nashville, Tennessee 37207.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 1997, a lien now due and payable. Map 82, Group 7, Parcel 68. Field Book Number 20W 17150. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 1997 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 57, page 25, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate and health department rules and regulations. Reference is here made to said Plat for a complete depiction of all matters thereupon.

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,

GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her 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.

WITNESS my hand this the 14th day of November, 1997.

Ann Delilah Sanders

STATE OF TENNESSEE)
COUNTY OF WILSON)

BOOK 1068 5 PG 392

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Delilah Sanders**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of November, 1997.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/01

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $30,000.00.

Ernest McClain
AFFIANT

Subscribed and sworn to before me on this 14th day of November, 1997.

Patricia M. Gwin
Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/01

0370164

IDENTIFICATION REFERENCE

97 NOV 17 AM 9:34

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

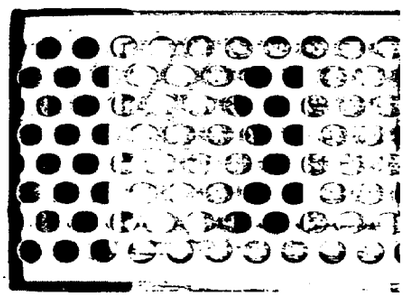
2052 11/17 0101 03CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10685 PG 393

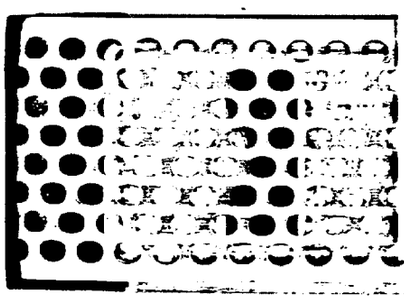
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 12.00
TOTAL 124.00
CHECK 124.00

11/17/97 01 09:37 0001 2052

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0370164
IDENTIFICATION REFERENCE

97 NOV 17 AM 9:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1221210