Box 11

BOOK 10750 PG 127

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December 19 97

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BICENTENNIAL TITLE & ESCROW, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lester C. McClain (NAME)	Lester C. McClain (NAME)	81-06-188
2607 Buchanan Street (ADDRESS)	P.O. Box 63 (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Brentwood, TN 37024 (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, Estate of James Mitchell Garrett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lester C. McClain, married

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. 12 on the Plan of Cumberland Gardens, Section 6, as of record in Book 3106, page 117, Register's Office for said County.

Beginning at a point in the south margin of Buchanan Street, at the corner of Lots 12 and 13; thence with the line between said lots, southerly 85.4 feet to a corner of Lot No. 14; thence with the line between Lots 12 and 14, easterly 67.4 feet to the west margin of Buchanan Court; thence with the margin of the same, northerly 56.2 feet to the beginning of a curve; thence around said curve, northwesterly 31.4 feet to the south margin of Buchanan Street; thence with the margin of the same, westerly 43 feet to the point of beginning.

Being the same property conveyed to James M. Garrett and wife Chrystela Garrett by deed from Stanley T. Snodgrass, Trustee of record in Book 3462, page 421, Register's Office for Davidson County, Tennessee. The said Chrystella Garrett having predeceased James M. Garrett and James M. Garrett having since died.

unimproved ( )
This is improved (X) property, known as 2607 Buchanan Street, Nashville, TN 37208
(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 this 22nd day of December 19 97

Estate of James Mitchell Garrett
By: Cordelia G Dixon
Cordelia Dixon, Administrator

97 JAN -7 PM 12:01
REGISTER
DAVIDSON COUNTY, TN

RECEIVED FOR REFERENCE

013907

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, 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 at _____ _____, Tennessee, this _____ day of _____ 19_____ .

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(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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Cordelia Dixon, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the "Administrator" of the Estate of James Mitchell Garrett and is authorized by him or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

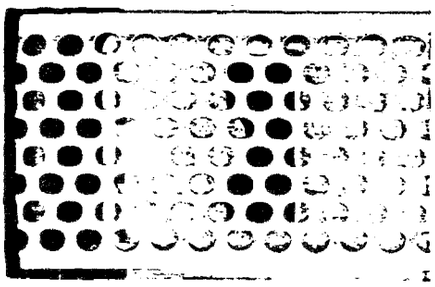
Witness my hand, at office, this 22nd day of December, 1997.

Notary Public _____
Richard Manson

My Commission Expires: 7/24/99

My Commission Expires JULY 24, 1999

9599 01/07 0101 03CHECK 95.95



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

RECEIVED OF _____

FOR _____

BOOK 10750 PG 129

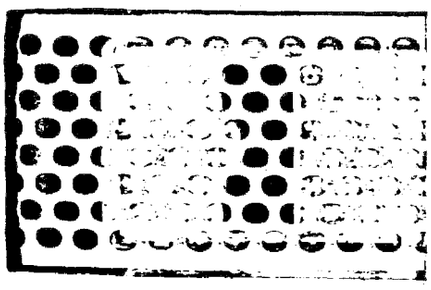
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 23500.00
CON TX 86.95
PRFEE 1.00
WDEED 8.00
TOTAL 95.95
CHECK 95.95

01/07/98 01 14:06 0001 9599

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0387907
IDENTIFICATION REFERENCE

98 JAN -7 PM 2:01

REGISTER
DAVIDSON COUNTY, TN.

No. 1240272