Actual consideration given in the transfer of the interest is -0- Zelma C Moran

This Instrument Prepared By:
Title Enterprises, Inc.
3354 Perimeter Hill Drive
Nashville, TN.. 37211

Information in this document furnished by the parties and relied upon by the preparer of this document.

notary Grant B Stockton

BOOK 11422 PG. 489

GRANT B. STOCKTON
NOTARY PUBLIC - STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Expires 5-28-2000

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, Zelma C. Moran, do hereby bargain, sell, release, remise, quitclaim and convey unto James D. McClain and wife, Betty M. McClain, all of my rights, title and interest in and to the following described real estate, to-wit:

See Exhibit "A" for Property Description

99 APR -8 AM 8:44
DAVIDSON COUNTY, TN.

057114 23

This conveyance is made subject to such encumbrances as may affect the property.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 8th day of March, 1999.

Zelma C Moran
Zelma C. Moran

9411 04/08 0101 03CHECK 10.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of March, 1999, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Zelma C. Moran, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her/his/their free act and deed.

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Aug. 16, 1999.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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EXHIBIT A BOOK 11422 PG. 490

Being a certain parcel of land located in the 2nd Civil District of Nashville-Davidson County, Tennessee also being parcel 58 of Property Map 182 for said county and State and being further described as follows:

Beginning at an iron rod situated in the southerly margin of Old Hickory Blvd.; said iron rod being eastwardly alone said margin of said road 1.300 feet, more or less, from the easterly margin of Whittemore Lane; said iron rod also being the northeast corner of the Edward A. Johnson, etux property as recorded in Book 6260, Page 927, Register's Office, Davidson County, Tennessee (RODC, TN).

Thence leaving the said corner of the Johnson property and along the said margin of Old Hickory Blvd. S 87 - 40' - 00" E - 216.98 feet to an iron rod; said iron rod being the northwest corner of the Charles M. Lewis, etux property as recorded in Book 7339, Page 235 RODC, TN.

Thence leaving the said margin of Old Hickory Blvd. and along the westerly boundary line of the Lewis property and generally with a fence line S 01 - 32' - 20" W - 1.088.59 feet to an iron rod;; said iron rod being situated in a northerly boundary line of the RODC, TN;

Thence leaving the said boundary line of Lewis and along the S 88 - 41' - 47" W - 216.50 feet to an iron rod being situated in the easterly boundary line of the aforementioned Johnson property.

Thence leaving the said Jones property and along the said boundary line of Johnson and generally with a fence line N 01 - 30' - 04" E - 1.102.33 feet to the point of beginning.

Containing 5.45 Acres (237.275 square feet).

Being the same property conveyed to James D. McClain and wife, Betty M. McClain, with Zelma C. Moran having a life estate for her life by Deed from Dick Clark, Trustee dated January 9, 1992 and recorded January 15, 1992 in quitclaim Book 8528, page 791, Register's Office for Davidson County, Tennessee.

M+P
182 - 58.00

New Owners
James & Betty McClain
13657 Old Hickory Blvd
Nashville, TN 37013

Tax Bills sent to:

~~Fidelity~~ Mortgage Co.
Fleet
2255 Glades Road
Suite 140 - W
Boca Raton, Fl 33431

JM

BM

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