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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,500.00

Freddie J. McLean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December 19 86

J. Phillip Jones
Notary Public

MY COMMISSION EXPIRES: November 1, 1987

(AFFIX SEAL)

Box 72

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee:	MAP-PARCEL NUMBERS
Freddie J. McLean et ux (NAME)	Art Spain, d/b/a Spain Enterprises (NAME)	Map 83-7
3 Waters Avenue (STREET ADDRESS OR ROUTE NUMBER)	1108 Battlewood Street (STREET ADDRESS)	Parcel 17
Nashville, Tennessee 37206 (CITY) (STATE) (P.O.ZIP)	Franklin, Tennessee 37064 (CITY) (STATE) (ZIP)	

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, WE, Art Spain, individually and d/b/a Spain Enterprises

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Freddie J. McLean and wife, Kanice D. McLean

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 parts of Lot Nos. 9 and 10 on the Map of George C. Waters' Addition of record in Book 161, page 141, Register's Office for Davidson County, Tennessee, descibed as follows:

BEGINNING at an iron pin in the northerly margin of Waters Avenue 144 feet east of the easterly margin of Porter Pike; thence northerly 160 feet more or less to an iron pin in the south margin of a 12 foot alley 86 feet east of the easterly margin of Porter Pike; thence easterly along with the southerly margin of said alley 60 feet to an iron pin 57 feet west of the northwest corner of Lot No. 8 on said plan; thence southerly 160 feet to an iron pin in the north margin of Waters Avenue 58 feet west of the southwest corner of Lot No. 8; thence along the north margin of Waters Avenue westerly 70 feet to the point of beginning.

BEING the same property conveyed to Spain Enterprises by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, of record in Book 7057, page 924, Register's Office for Davidson County, Tennessee.

74115

IDENTIFICATION REFERENCES

Dec 18 8 22 AM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

CHECK.

This is improved (X) unimproved ( ) property, know as 3 Waters Avenue, Nashville, Tennessee 37206
(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 convenant 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 his hand this 17th day of December, 19 86

Spain Enterprises
By: Art Spain

Art Spain

12/18 83.95

8992

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. Phillip Jones, a Notary Public in and for said County and State, the within named Art Spain, individually and d/b/a Spain Enterprises

the bargainor, with whom I am personally acquainted, * and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of December, 19 88

Commission expires November 1, 1987

Notary Public

* or proved to me on the basis of satisfactory evidence.

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM
Art Spain, d/b/a Spain Enterprises

TO
Freddie J. McLean and wife,
Kanice D. McLean

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

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

RECEIVED OF _____

FOR _____

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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

20500.00 CAMT.
57.40 CSTAX
.50 PRFEE
6.00 MOSTX
CHECK 63.90
8392A 12/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7411 5

IDENTIFICATION REFERENCE

Dec 10 8 22 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 24139