WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Freddie J. McLean 3 Waters Ave Nashville, TN 37206	Same	82-7-461

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $21,400.00.

Freddie J McLean
Affiant

Subscribed and sworn to before me this 10th day of March 1989.

Teresa A Smith
Notary Public

My Commission Expires:
1/2/90

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledge, I, CARRIE T. HOGGATT, a single person, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto FREDDIE J. McLEAN, hereinafter referred to as Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 40 on the Plan of Miller's Addition to Edgefield, now East Nashville, of record in Book 57, page 133, Register's Office for said County.

Said Lot No. 40 fronts 50 feet on the easterly side of North 5th Street (marked Cleveland Street on said plan) and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Cornelius B. Jones and wife, Carrie Timberlake Jones, by deed from Reginald Dowlan and wife, Jean Teasley Dowlan, of record in Book 1813, Page 396, Register's Office for Davidson County, Tennessee.

15658

IDENTIFICATION REFERENCE

Mar 10 3 31 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

4780 03/10/89 1101 03CHECK 77.12

This is improved property, known as 819 North 5th Street, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever, and I do covenant with the said Grantee that I am seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1989 which the Grantee herein assumes and agrees to pay.

AND I do further covenant and bind myself, and my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 10th day of March, 1989.

Carrie T. Hoggatt
Carrie T. Hoggatt

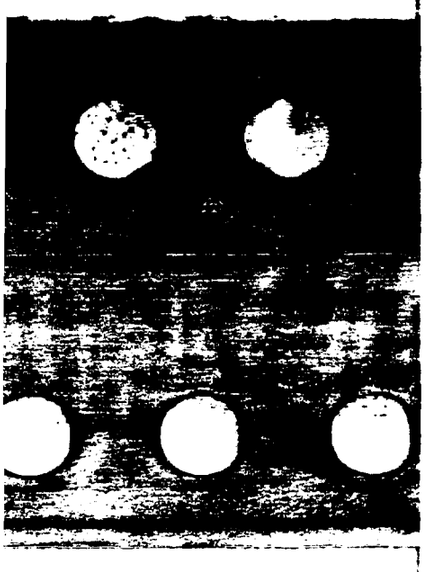
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

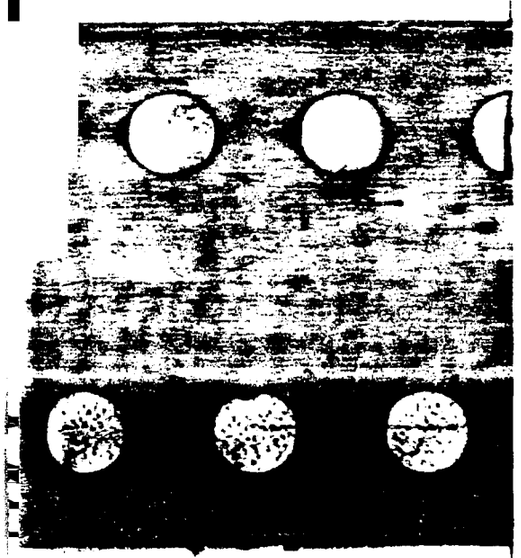
On this 10th day of March, 1989, before me personally appeared CARRIE T. HOGGATT to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal, at office in Nashville, TN, this 10th day of March, 1989.

Teresa A Smith
Notary Public

My Commission Expires:
11/21/90





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7791 PAGE 150

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 21400.00
CON TX 70.62
PRFEE 0.50
WDEED 6.00
TOTAL 77.12
CHECK 77.12

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 15834 0001 4780

15658

IDENTIFICATION REFERENCE

Nov 10 3 PM '98

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 189322