WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
175 East Main Street
Metro Federal Savings & Loan Bldg.
Hendersonville, TN 37075
822-0030

Mail

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $ 24,000.00.

Kanice Dee McLean
Affiant

SWORN to and subscribed before me on this the 4th day of August, 1989.

J. K. Woodard
NOTARY PUBLIC

My Commission Expires: Feb 24 1992

MORTGAGEE:

Ms. Carol V. Edwards
2714 Fairland Dr.
Nashville, Tenn.
37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mr./Mrs. Freddie J. McLean	Same as Owner	083-10-148
305 N. 16th Street		
Nashville, TN		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, I, **CAROL V. EDWARDS**, hereinafter called the **GRANTORS**, have bargained and sold and by these presents, do transfer and convey unto **FREDDIE J. McLEAN and wife, KANICE DEE McLEAN**, hereinafter called **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> BEING the northerly 50 feet of Lots Nos. 21, 22 and 23 on the Plan of the W. R. Cornelius, Jr. Subdivision as of record in Book No. 57, Page 124, of the Register's Office for Davidson County, Tennessee.
>
> SAID northerly part of Lots Nos. 21, 22 and 23 front 50 feet on the easterly side of Sixteenth Street, formerly Hickman Street, and run back between parallel lines to the southerly margin of an alley 162 feet to the West line of Lot No. 24.
>
> BEING the same property conveyed to FRANCES CLYMORE MOORMAN by Installment Deed of record in Book 1092, Page 34; by Will of Frances C. Mooreman of record in Will Book 161, Page 686, Probate Court Clerk's Office for Davidson County and according to the Affidavit of Inheritance of Real Estate of record in Book 7635, Page 948, Register's Office for Davidson County, TN. Carol V. Edwards inherited the property at the death of the said Frances Clymer Mooreman.

This is improved property known as 305 North 16th Street, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 hands this 9th day of August, 1989, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Carol V. Edwards
CAROL V. EDWARDS

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, CAROL V. EDWARDS, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN, this the 9th day of August, 1989.

J. N. Nuttall
NOTARY PUBLIC

My Commission Expires: Feb. 29, 1992

NOTARY PUBLIC AT LARGE

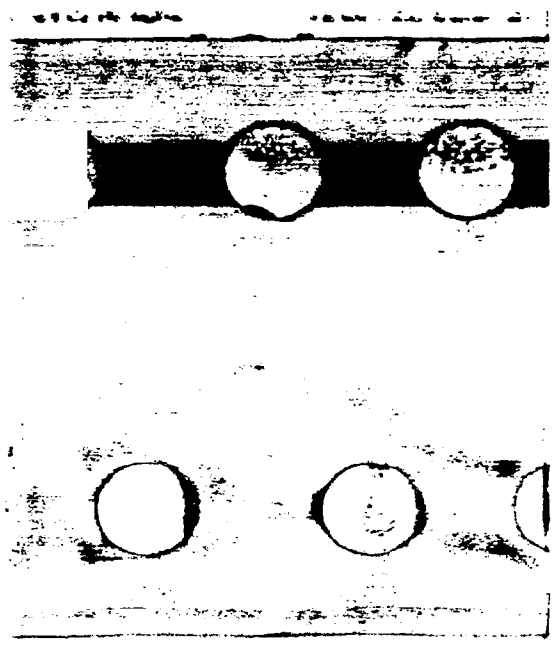
56492

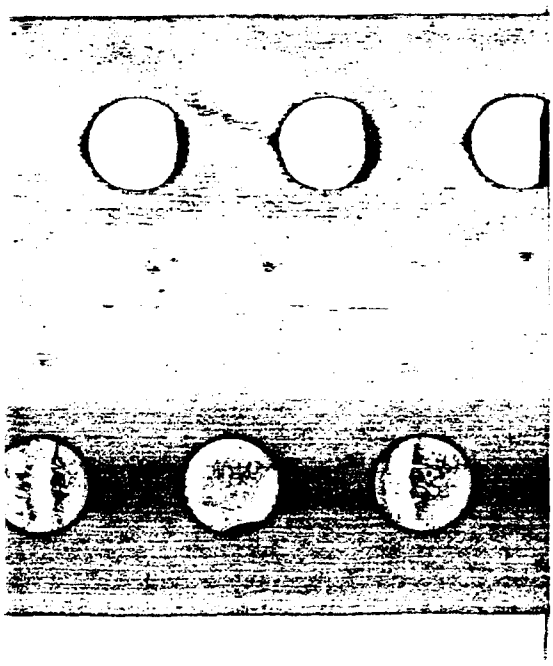
IDENTIF. TREFERENCE

AUG 10 9 26 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

4180 08/10 0101 03CHECK 86.20





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7911 PAGE 277

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	24000.00
CON TX	79.20
PRFEE	1.00
WDEED	6.00
TOTAL	86.20
CHECK	86.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 28 0001 4180

56492

IDENTIF. REFERENCE

AUG 10 9 26 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 237471