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STATE OF TENNESSEE
COUNTY OF DAVIDSON

File Box 49
92-15348

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,850.00

x Freddie J McLean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June 1992

Notary Public

MY COMMISSION EXPIRES 1/23/94

THIS INSTRUMENT WAS PREPARED BY

LAWYERS TITLE INSURANCE CORPORATION
Stuart Jones, Attorney (NAME) 424 Church Street - Suite 200 Nashville, TN 37219 (ADDRESS)

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Freddie J. McLean et ux (NAME)	Freddie J. McLean (NAME)	Tract I: 69-16-169
3 Waters Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 23464 (STREET ADDRESS)	Tract II: 69-16-168
Nashville, TN 37206 (CITY) (STATE) (P O ZIP)	Nashville, TN 37202 (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, I, MARY HELEN SMITH PRESTON, Administratrix of the Estate of Leslie Everett Smith, deceased

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 THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

(See Exhibit A, attached hereto for description)

20069

IDENTIF. TREFERENCE

JUN 17 1 52 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

This is improved ( ) unimproved (X) property, known as Tract I: 1910 Manchester Avenue, Nashville, TN 37218 Tract II: 1912 Manchester Avenue, Nashville, TN 37218
(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 16th day of June, 19 92

x Mary Helen Smith Preston Admr.
Mary Helen Smith Preston, Administratrix

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Helen Smith Preston, Administratrix

or proved to me upon the basis of satisfactory evidence the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of June 19 92.

Commmission expires 1/23/94

Notary Public

STATE OF TENNESSEE

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

WARRANTY DEED

FROM
Mary Helen Smith Preston, Administratrix of the Estate of Leslie Everett Smith, deceased

TO
Freddie J. McLean et ux

Kanice Dee McLean

Furnished by:

Lawyers Title Insurance Corporation
Third National Financial Center
424 Church Street, Suite 200 (37219-2302)
P.O. Box 2787 (37219-0787)
Nashville, Tennessee

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT I: 1910 Manchester Avenue
Map and Parcel 69-16-169)

LAND lying in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, and described according to a survey made by J. R. Wauford & Co., Surveyors, February 28, 1953, as follows:

BEGINNING at a point on the east margin of Manchester Avenue, South 36 deg. 30' West 285 feet from the intersection of the east margin of said Avenue and the center line of the Hydes Ferry Pike; thence with the east margin of said Avenue, south 36 deg. 30' West 30 feet to an iron pin; thence South 53 deg. 30' East 234 feet to an iron pin; thence North 36 deg. 30' East 30 feet, and thence North 53 deg. 30' West 234 feet to the beginning.

BEING the same property conveyed to Leslie Smith, by Deed of Record in Book 2592, Page 277 and Book 2634, page 109, Register's Office for Davidson County, Tennessee.

TRACT II: 1912 Manchester Avenue
Map and Parcel 69-16-168

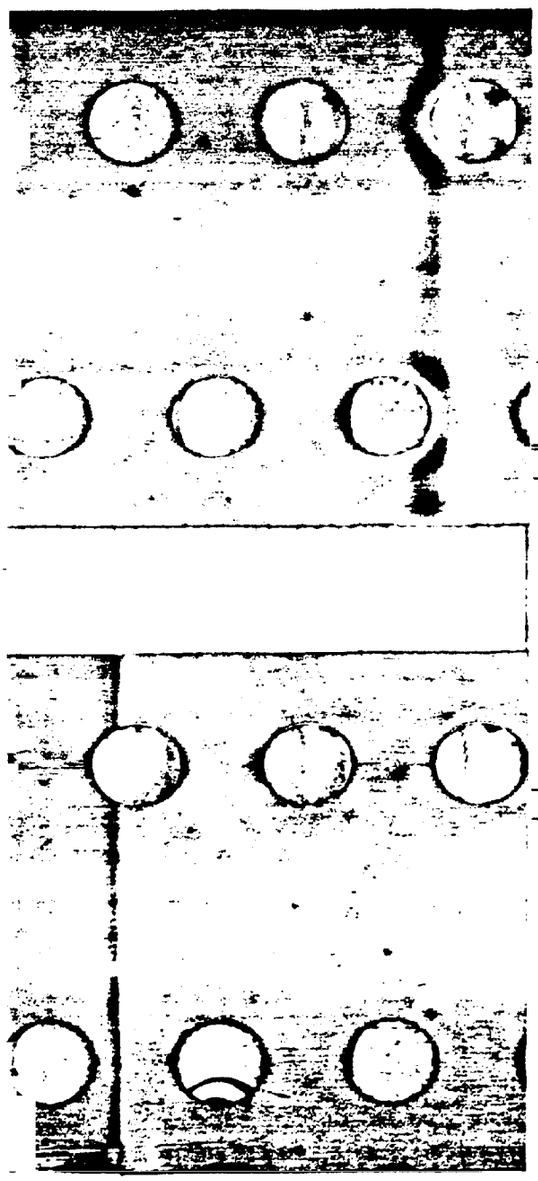
LAND in the 13th formerly the 23rd, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING on the southeasterly margin of Manchester Avenue as located on the map of Ashton Subdivision of record in Book 421, page 19, Register's Office for Davidson County, Tennessee, at the southwest corner of the property conveyed to Charles R. Hackett by deed from W. B. Marr etal, of record in Book 1385, page 99, Register's Office for Davidson County, Tennessee, thence with the southwesterly line of said Hackett property southeastwardly 234 feet, said Hackett's southeast corner; thence southwesterly and parallel with the easterly margin of Manchester Avenue, 100 feet to the northeasterly line of the property conveyed to Walter Cundall by deed from T. G. Hulme and wife, of record in Book 313, page 303, Register's Office for Davidson County, Tennessee; thence with said line northwestwardly 234 feet to the southeasterly margin of Manchester Avenue; thence with same northeastwardly 100 feet to the beginning.

Being the same property conveyed to Leslie E. Smith and wife, Mary Payne Smith by Deed of Record in Book 2796, page 409, Register's Office for Davidson County, Tennessee. The said Leslie Smith A/K/A Leslie E. Smith and Leslie Everett Smith and wife, Mary Payne Smith, both having since died.

This conveyance is made subject to the following:
Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 7573, Page 222.
It is not the intention of the Grantor(s) herein to reimpose said Restrictions.

2095 06/17 0101 03CHECK 120.26



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
				CAMT 29850.00
				CON TX 110.26
				PRFEE 1.00
				WDEED 9.00
				TOTAL 120.26
				CHECK 120.26
06/17/92	01			13:52 0001 2095

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20069

IDENTIF. REFERENCE

JUN 17 1 52 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 541833