65153

IDENTIF. & REFERENCE BOOK 9389 PAGE 408

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

94 JUN 27 PM 1:59
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
Nellie J. Bowman
1912 Manchester Avenue
Nashville, Tennessee 37218

PICK-UP

SEND TAX BILL:
NEW OWNER

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 69-16
GROUP
PARCEL 168

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Freddie J. McLean and wife, Kanice Dee McLean, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Nellie J. Bowman, a married person, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

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 et al., 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 a part of the same property conveyed to Freddie J. McLean and wife, Kanice Dee McLean by deed from Mary Helen Smith Preston, Administratrix of the Estate of Leslie Everett Smith, deceased, as of record in Book 8654, page 27, Register's Office for Davidson County, Tennessee.

This is improved property known as 1912 Manchester Avenue, Nashville, TN 37218.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nellie J. Bowman, a married person, her heirs and assigns, forever; and we, Freddie J. McLean and wife, Kanice Dee McLean, do covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 24th day of June, 1994.

Freddie J. McLean

Kanice Dee McLean

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Freddie J. McLean and wife, Kanice Dee McLean, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 24th day of June, 1994.

Margaret Jane Stuart
NOTARY PUBLIC

My Commission Expires: May 28, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 49,500.00.

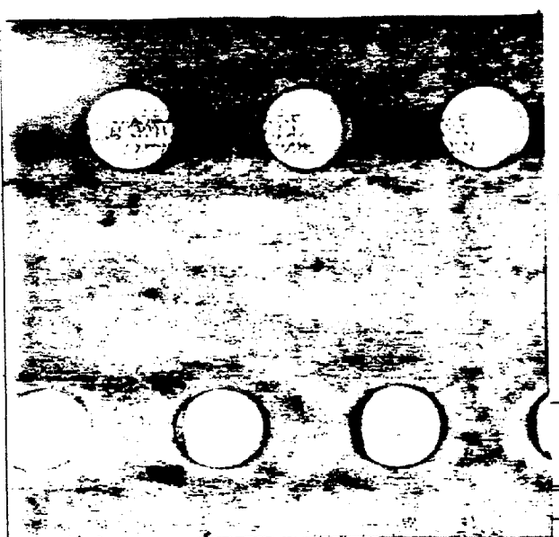
Larry Day
AFFIANT

Subscribed and sworn to before me this 24th day of June, 1994.

Margaret Jane Stuart
NOTARY PUBLIC

My Commission Expires: May 28, 1995

0585 06/27 0101 03CHECK 192.15



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

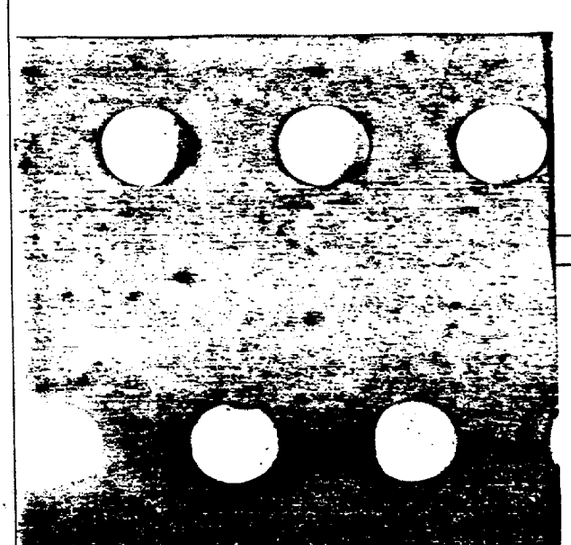
RECEIVED OF _____

FOR _____

BOOK 9389 PAGE 410

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	49500.00
			CON TX	183.15
			PRFEE	1.00
			WDEED	8.00
			TOTAL	192.15
			CHECK	192.15
06/27/94	01	13:59	0001	0585



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65153
IDENTIF. # REFERENCE

94 JUN 27 PM 1:5
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 807273