BOOK 10028 PG 676

Prepared by:
Monica D. Edwards, Esq
112 Stahlman Building
Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:
Lester C. McClain
P.O. Box 63
Brentwood, TN 37024

SEND TAX BILLS TO:
Same

MAP: 92-06
Parcel 537
11W 31700

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN THOUSAND ($10,000.00) DOLLARS, **ESTELLE D CHADWELL,** (a widow) GRANTOR, has bargained and sold, and by these presents does transfer and convey unto the said **LESTER C. McCLAIN,** GRANTEE herein, his heirs and assigns certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

> ***LAND*** *in Davidson County, Tennessee, being Lot No. 7 (number 28) on the Plat of Roth's Subdivision of Lot No. 22 in Dr. Boyd McNairy's Addition to Nashville, as of record in Book 57, Page 147, Register's Office for said County.*
>
> ***SAID*** *Lot No. 7 (number 28) on said Plat, fronts 50 feet on the easterly side of 27th Avenue North, now called Lena Street, and runs back between parallel lines 114 feet, more or less, to an alley.*
>
> ***BEING*** *the same property conveyed to Estelle D. Chadwell, by deed from Walton Randell Carney and Alfonso Eugene Carney, of record in Book 6121, Page 309, Register's Office for Davidson County, Tennessee.*

This is improved property known as 712 Lena Street, Nashville, Tennessee 37208.

TO have and to hold the said tracts and parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, his heirs and assigns, forever. And GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized an possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. And she does further covenant and bind herself, her heirs, and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS my hand this 26th day of April, 1996.

BOOK 10028 PG 677

Estelle D. Chadwell
ESTELLE D. CHADWELL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ESTELLE D. CHADWELL,** the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 26th day of April, 1996.

Monica D. Edwards
NOTARY PUBLIC

My Commission Expires: 11/22/97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

4835 04/26 0101 03CHECK 46.00

The actual consideration for this transfer or value of property (whichever is greater) is **TEN THOUSAND ($10,000.00) DOLLARS.** This is equal to or greater than the property would bring at a fair and voluntary sale.

Estelle C. McNeil
AFFIANT

SWORN to and **SUBSCRIBED** before me this 26th day of April, 1996.

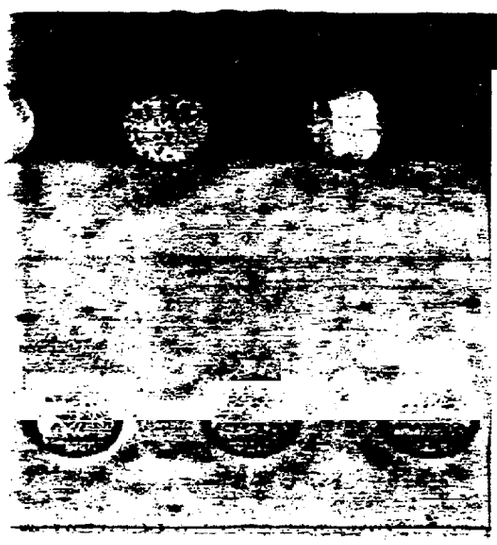
Monica D. Edwards
NOTARY PUBLIC

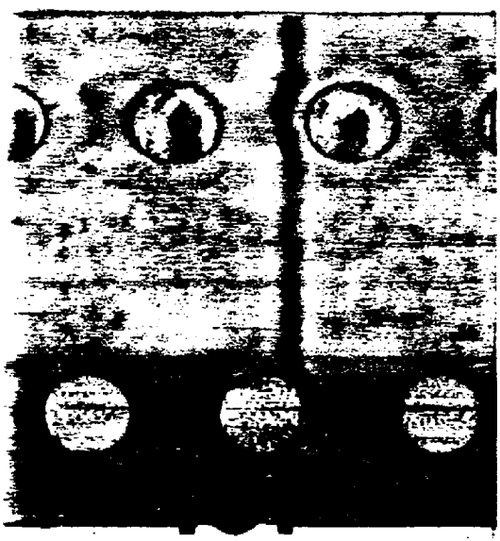
My Commission Expires: 11/22/97

PICK-UP

96 APR 29 PM 4:03
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
01751498





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

RECEIVED OF _____

FOR _____

BOOK 10028 PG 678

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	10000.00
CON TX	37.00
PRFEE	1.00
MDEED	8.00
[illegible]	46.00
CHECK	46.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/26/96 01 16:09 0001 4835

0175498
IDENTIFICATION REFERENCE

96 APR 26 PM 4:03

[illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1032886