BOOK 10150 PG 395

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 11,000.00

Janice McLean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August 19 96

Sheryl B. Peters
Notary Public

MY COMMISSION EXPIRES: May 30, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David J. Waynick, Attorney, 207 Donelson Pike, Nashville, Tennessee 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Freddie McLean (NAME)	Freddie McLean (NAME)	93-16-410
165 Fain Street (ADDRESS)	P.O. Box 78585 (ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Nashville, TN. 37207-8585 (CITY) (STATE) (ZIP)	

FOR AND 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, G.L. Waynick

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Freddie McLean and wife, Kanice 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 ATTACHED EXHIBIT A

021240
IDENTIF. & REFERENCE

96 AUG -8 AM 9:05
FELIX A. ... REGISTER
DAVIDSON CO., TN.

4774 08/08 0101 03CHECK 53.70

unimproved ( )
This is improved (X) property, known as 165 Fain Street, 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 1st day of August 19 96

G.L. Waynick
G.L. Waynick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G.L. Waynick

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee this 1st day of August 1999.

Commission expires May 30, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

EXHIBIT A

EXHIBIT "A"

Being that certain property identified as "TRACT F" in "Exhibit A" to that certain Deed of Trust of record in Book 4672, Page 79, more particularly described as follows:

Being the easterly part of Lot No. 2 of Block "H" on the plan of the Hermitage Addition to Nashville, as of record in Book 57, Page 43, of the Register's Office for Davidson County, Tennessee, described as follows:

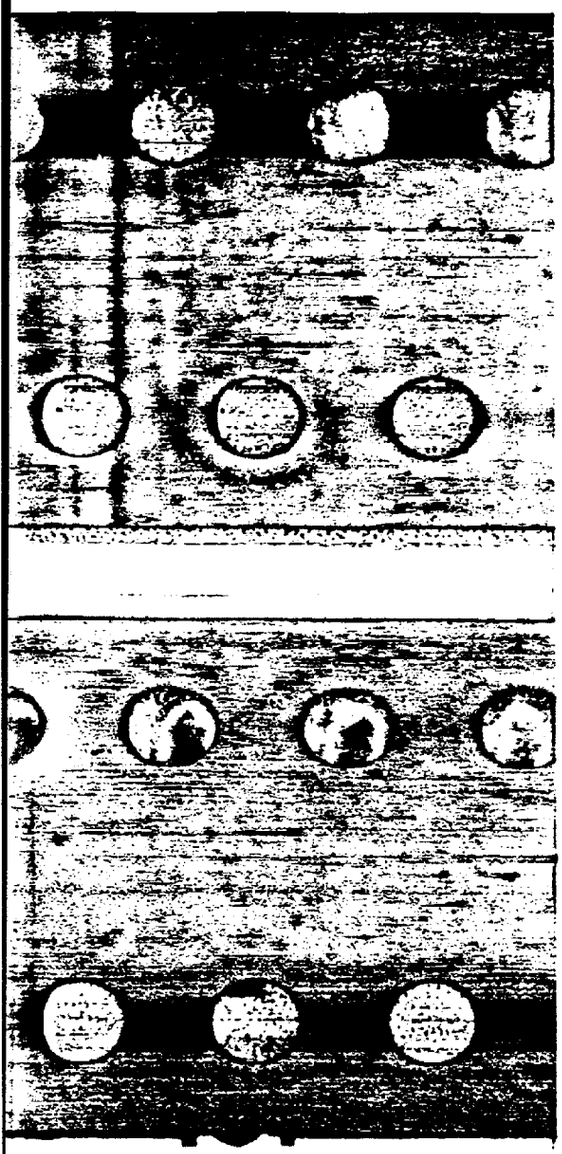
Beginning on the southerly margin of Fain Street, formerly Heritage Avenue, at the northeast corner of a part of said lot conveyed to J.G. Gamble; thence with the southerly margin of said street easterly 70 feet to the corner of Lots Nos. 2 and 3; thence southerly with the line between said two lots 138 feet to the northwesterly margin of Meridith Avenue; thence with the margin of said Avenue southwesterly 94.1 feet to the corner of Lot No. 4; thence with the northerly margin of said Lot No. 4 westerly 3 feet, more or less,to the southeast corner of said Gamble's lot; thence with his easterly line northerly 170 feet, more or less, to the beginning.

Included in the above description but expressly escluded therefrom is that portion of said property deeded to the State of Tennessee by instrument of record, R.O.D.C. Book 3164, Page 589, by Sidney Averbuch and Gerald Averbuch, more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 2 of Block "H" on the Plan of the Hermitage Addition to Nashville as of record in Book 57, Page 43, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Fain Street at the northeast corner of the property conveyed to Sdney and Gerald Averbuch of record in Book 1558, Page 131, R.O.D.C., Tennessee; thence south 4 Degrees 58' east with the east margin of said property 38 feet to a point, thence North 54 Degrees 20' west 59 feet to a point in the southerly margin of Fain Street; thence easterly with the margin of FAin Street 44 feet to the point of Beginning, containing 836 sq. feet more or less.

Being the same property conveyed to G.L. Waynick by Warranty Deed from Leslie E. Webb and wife, Jane E. Webb of record in Book 8390, Page 793, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 10150 PG 398

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 11000.00	
			CON TX 40.70	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 53.70	
			CHECK 53.70	
08/08/96	01	09:11	0001 4774	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0212440
IDENTIF. ↑ REFERENCE

96 AUG -8 AM 9:05
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1017377