WARRANTY DEED

BOOK 10164 PG 592

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,500.00

Pagie Ann Hendrix
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov. 22, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pagie Ann Hendrix (NAME)	NEW OWNER (NAME)	MAP 83-10
305 North 16th Street (ADDRESS)	SAME (ADDRESS)	PARCEL 148
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(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, 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 Pagie Ann Hendrix and Charles E. Maynard, both single persons

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:

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 Freddie J. McLean and wife, Kanice Dee McLean by deed from Carol V. Edwards, of record in Book 7911, page 275, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used in the prior Deed.

This property is conveyed subject to the Plan of record in Plat Book 57, page 124; any and all restrictive covenants and/or easements running with the land and taxes for the current year which have been prorated day of close and assumed by the Grantees.

unimproved ( )
This is improved (X) property, known as 305 North 16th Street, Nashville, TN 37206
(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 our hand s this 20th day of August 19 96

Freddie J. McLean
Freddie J. McLean

Kanice Dee McLean
Kanice Dee McLean

BOOK 10164 PG 593

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 Freddie J. McLean and wife, Kanice Dee McLean

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of August 19 96.

Commission expires

Notary Public

My Commission Expires Nov. 22, 1997

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 .

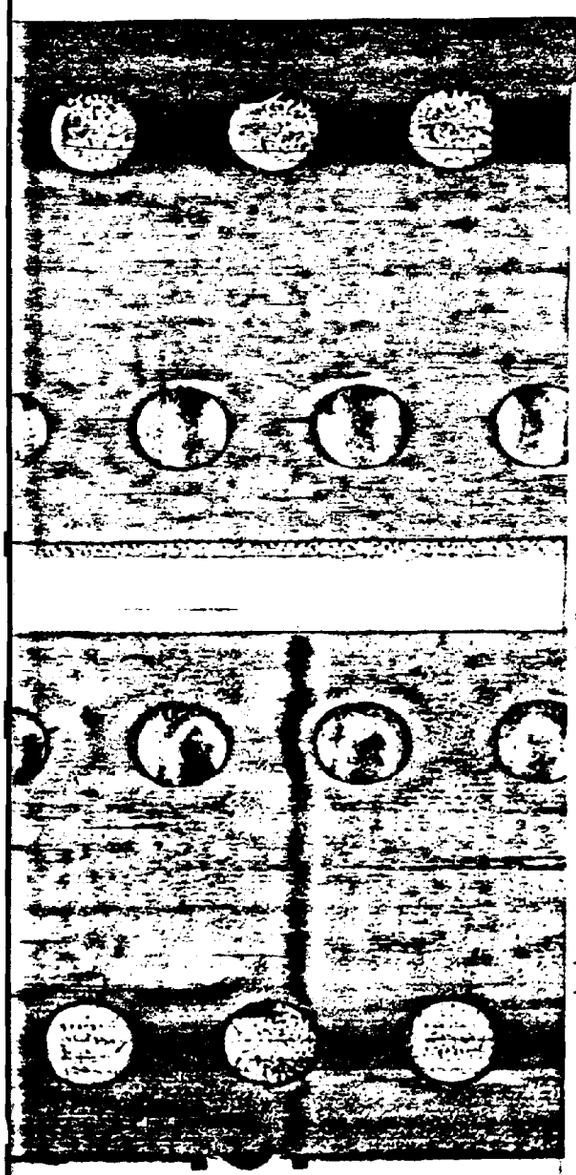
My commission expires

Notary Public

IDENTIFICATION REFERENCE

96 AUG 22 PM 12:22
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

9797 08/22 0101 03CHECK
221.75



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10164 PG 594

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	57500.00
			CON TX	212.75
			PRFEE	1.00
			MDEED	8.00
			TOTAL	221.75
			CHECK	221.75
08/22/96		01	12:26 0001	9797

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0217140
IDENTIF. # REFERENCE

96 AUG 22 PM 12: 2

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1022354