BOOK 10264 PG 129

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Aaron Hetrick Julija Petrova 1418 Greenwood Avenue Nashville, TN 37206	NEW OWNERS	Map 083-02-0 Parcel 059.00

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Freddie J. McLean and wife, Kanice D. McLean, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Aaron Hetrick and wife, Julija Petrova (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Sharpe & Horn's Subdivision of Elwood Place as of record in Book 332, Page 18, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 50 feet on the south side of Greenwood Avenue and runs back between parallel lines, the distance not being shown, to an alley in the rear.

Being the same property conveyed to Freddie J. McLean and wife, Kanice D. McLean by Warranty Deed from Jackie Ray Arnett, Sr. and wife, Bobbye Lou Arnett of record in Book 7315, Page 111, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record and Deed of Trust of record in Book 6011, Page 715, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1418 Greenwood Avenue, Nashville, Tennessee 37206.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $63,000.00.

Petrova
Affiant

Subscribed and sworn to before me this 13th day of November, 1996

Notary Public

My Commission Expires 1-24-98

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 13th day of November, 1996.

Freddie J. McLean

Kanice D. McLean

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 D. McLean, the bargainor, 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 13th day of November, 1996.

NOTARY PUBLIC

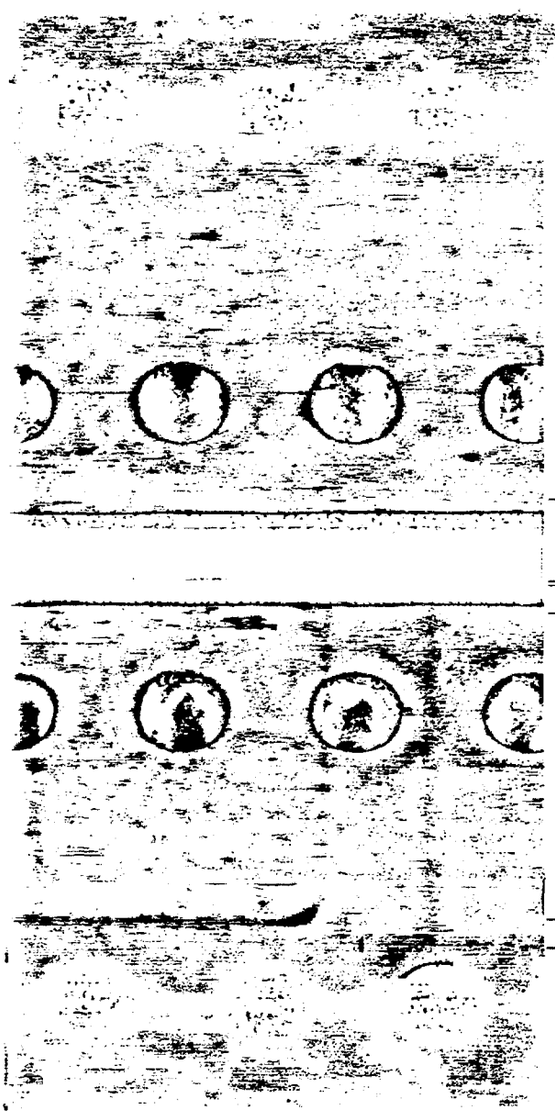
My Commission Expires: 1-24-98

0248070
IDENTIF. ↑ REFERENCE

96 NOV 19 PM 3:31

FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN.

7089 11/19 0101 03CHECK 242.10



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

RECEIVED OF _____

FOR _____

BOOK 10264 PG 131

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 63000.00
				CON TX 233.10
				PRFEE 1.00
				WDEED 8.00
				TOTAL 242.10
				CHECK 242.10
			11/19/96 01	15:33 0001 7089

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 0248070

96 NOV 19 PM 3:31

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1089806