prepared by

RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE 11
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214

63

BOOK 11223 PAGE 567

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 58 840.49

Affiant

Subscribed and sworn to before me, this 28 day of June, 1998.

My commission expires:

Notary Public

HOWARD A. [illegible] JR. NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

My Commission Expires 12/23/2001

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: Linda R. Kosack, Atty. 8109 Wikle Road, East Brentwood, TN 37027
1514 FORREST AVENUE NASHVILLE, TN 37206	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 83-09 354.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

FREDDIE J. MCLEAN AND WIFE, KANICE D. MCLEAN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

TONIA J. MATTISON

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 64 ON THE MAP OF A.V.S. LINDSEY'S 29 ACRE TRACT AS OF RECORD IN BOOK 57, PAGE 66, REGISTER'S OFFICE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO FREDDIE J. MCLEAN AND WIFE, KANICE D. MCLEAN, BY DEED RECORDED IN BOOK 8893, PAGE 741, REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 1514 FORREST AVENUE, NASHVILLE, TN 37206

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 28 day of June, 1998.

Freddie J McLean

Kanice Dee McLean

98 NOV 30 AM 10:34
DAVIDSON COUNTY, TN.
WILLIAM R. LEECH, REGISTER

IDENTIF. & REFERENCE 05 17520

State of Tennessee
County of DAVIDSON

On this 28 day of JUNE, 1998, before me personally appeared FREDDIE J MCLEAN & KANICE D MCLEAN to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be THEIR free act and deed.

Witness my hand and official seal,
My Commission expires:

EDWARD A. TIGNER JR
NOTARY PUBLIC AT LARGE
WILSON COUNTY TENNESSEE

My Commission Expires 12/23/2001

Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

23044 11/30 0104 03CHECK 228.71

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11223 PAGE 569

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 58840.49
CON TX 217.71
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 228.71
CHECK 228.71

11/30/98 01 10:34 0001 2304

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05I7520
IDENTIF. ↑ REFERENCE

98 NOV 30 AM 10:34

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1377341