prepared by

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

TN110497

63

STATE OF TENNESSEE
COUNTY OF [illegible]

The actual consideration or value whichever is greater, for this transfer is $ 75,000.00

Christopher J. Rucker
Affiant

Subscribed and sworn to before me, this 8th day of January, 1999.

My commission expires: 5/1/99

Notary Public

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WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: Linda R. Kosack, Atty. 8109 Wikle Road, East Brentwood, TN 37027
1109 MEHARRY BLVD NASHVILLE, TN	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 81 16/541.00

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

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

7165 01/26 0101 03CHECK 288.50

CHRISTOPHER J. RUCKER

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

LOT 28 ON THE PLAN OF PORTERFIELD AND GLASSCOCK SUBDIVISION AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 19, PAGE 124, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID LOT FRONTS 50 FEET ON THE SOUTHERLY MARGIN OF MEHARRY BOULEVARD AND EXTENDS BACK BETWEEN PARALLEL LINES 160 FEET TO A ALLEY.

BEING THE SAME PROPERTY CONVEYED TO FREDDIE J. MCLEAN BY SPECIAL WARRANTY DEED FROM FEDERAL NATIONAL MTG ASSOC DATED JUNE 10, 1991 AND RECORDED IN BOOK 8386, PAGE 479, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 1109 MEHARRY BLVD, NASHVILLE, TN

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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 11TH day of JANUARY, 1999.

FREDDIE McCLEAN

99 JAN 26 AM 11:52

0540886

IDENTIF. & REFERENCE

State of Tennessee
County of DAVIDSON

On this 11TH day of JANUARY, 1999, before me personally appeared FREDDIE McCLEAN 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 HIS free act and deed.

Witness my hand and official seal
My Commission expires:

5/6/99

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.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

CAMT	75000.00
MOR TX	277.50
PRFEE	1.00
WDFEE	8.00
CFEE	2.00
TOTAL	288.50
CHECK	288.50

01/26/99 01 10:51 0001 7165

0540886
IDENTIF. ↑ REFERENCE

99 JAN 26 AM 10:52

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1416572