BOOK 11451 PG. 446

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 38,000.00

Peter J Richards
Affiant by Joan Sturgis POA

Subscribed and sworn to before me, this 26th day of April 1999

Mitchell A Watts
Notary Public

My Commission Expires: 4-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
PETER J. RICHARDS 606 S. 12th Street Nashville, Tennessee 37206	PETER J. RICHARDS 1503 Lischey Avenue Nashville, Tennessee 37207	MAP 94-1 PARCEL 57

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTY EIGHT THOUSAND AND NO/100---------- ---------- ($ 38,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we , FRANCIS E. McLEAN and HOWARD EDDIE RENNER and JAMES KENNETH RENNER hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto PETER J. RICHARDS, UNMARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 37 on the Plan of Payne, Blakemore and Cummings Addition to East Nashville as of record in Book 57, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Pauline McLean by deed from Clyde H. Lancaster of record in Book 5662, page 73, Register's Office for Davidson County, Tennessee; the said Pauline McLean having since died testate and her Last Will and Testament of record in Will Book 227, page 217, Probate Court for Davidson County, Tennessee, having devised a life estate to Francis E. McLean and the remainder interest to Howard Eddie Renner and James Kenneth Renner.

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

99 APR 28 PM 1:48
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

INSTR. # 0579681

This is improved property known as 606 S. 12th Street, Nashville, Tennessee 37206

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

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Payne, Blakemore and Cummings Addition of record in Book 57, page 70, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his ___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 26th day of April, 19 99.

Francis E McLean
FRANCIS E. McLEAN

Howard Eddie Renner
HOWARD EDDIE RENNER

James Kenneth Renner
JAMES KENNETH RENNER

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 FRANCIS E. McLEAN and HOWARD EDDIE RENNER and JAMES KENNETH RENNER, 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 this 26th day of April, 19 99.

Mitchell A Watts
Notary Public

My Commission Expires: September 29, 2001

8328 04/28 0101 03CHECK 151.60

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____ , 19 _____.

My Commission Expires: _____

_____
Notary Public

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

0579681

IDENTIFICATION REFERENCE

99 APR 28 PM 1:48

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO

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CAMT	38000.00
CON TX	140.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	151.60
CHECK	151.60

04/28/99 01 13:50 0001 8328

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1478247