After Recording Return To:
Residential Title & Escrow Corp.
599 W. Sam Ridley Parkway, Suite 107
Smyrna, Tennessee 37167

BOOK 11640 PAGE 91

----------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION----------

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **FREDDIE McLEAN and wife, KANICE McLEAN** , (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto, **LAURA EVANS and SHIRLEY PEEBLES, joint tenants with rights of survivorship** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Being Lot No. 3 and the westerly 10 feet of Lot No. 2 on the Plan of the Benedict Land Company's Subdivision of the Lindsley Tract, as of record in Book 332, page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 and the westerly part of Lot No. 2 front together 60 feet on the northerly side of Cleveland Street and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Freddie J. McLean and wife, Kanice D. McLean by deed from Joyce Ann Draper, dated April 15, 1987 recorded April 16, 1987, Book 7205, page 194, Register's Office for Davidson County, Tennessee.

06299993
[illegible] REFERENCE
99 AUG 30 PM 1:21
[illegible]

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 26 day of August, 1999.

Freddie J. McLean
FREDDIE J. McLEAN

Kanice D. McLean
KANICE D. McLEAN

[illegible] 08 30 0101 03CHECK 19e.00

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

BOOK 1164 PAGE 92

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Eckhardt Realty Corporation, Trustee as 1031 Qualified Intermediary and Exchanger for Freddie and Kanice McLean, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 26 day of August, 1999.

Melissa McBroom
Notary Public
My Commission Expires: 03-17-2003

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 50,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Freddie McLean
Affiant

Subscribed and sworn to before me this 26 day of August, 1999.

Melissa McBroom
Notary Public
My Commission Expires: 03-17-2003

NOTARY PUBLIC AT LARGE

MAP AND PARCEL NUMBERS: Map 82-3 Parcel 156.00

ADDRESS NEW OWNER:
Laura Evans and Shirley Peebles
209 Cleveland Street
Nashville, TN 37207

SEND TAX BILLS TO:
~~Crown Bank, FSB~~
~~105 Live Oaks Garden~~
~~Casselberry, FL 32707~~ New Owner

THIS INSTRUMENT PREPARED BY:
Residential Title & Escrow Corp.
599 W. Sam Ridley Parkway, Suite 107
Smyrna, Tennessee 37167

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11640 PAGE 93

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

0629993

REFERENCE

99 AUG 30 PM 1:24

AMT 50000.00
CON TX 185.00
PRFEE 1.00
UREED 8.00
CFEE 2.00
TOTAL 196.00
CHECK 196.00

08/30/99 13:25 0001 2235

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1510295