8785

RETURN TO:
First Title Corporation
15 Century Boulevard
Suite 101
Nashville, TN 37214

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.] 26B
Rodney Smith and wife,		
Arlanda Smith	New Owner	MAP:081-15-0
1814 Formosa		
Nashville, TN 37208		PARCEL:117.00

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 00-02-9913]

Instr:200002230017983 Page: 1 OF 2
REC'D FOR REC 02/23/2000 3:40:01PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $228.29

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, I, Freddie J. McLean, married, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Rodney Smith and wife, Arlanda Smith (The "Grantees") their heirs and assigns 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. 78, on the map of J.M., T.J. and G.W. Hardings Plan of record in Book 21, page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 78 fronts 50 feet on the northerly side of Formosa Street and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Freddie J. McLean, by Special Warranty Deed from Federal National Mortgage Association, of record in Book 8338, page 992, said Register's Office for Davidson County, Tennessee.

Kanice Dee McLean joins in this conveyance to convey any and all marital interest she may have in the above described real property.

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

This is improved property known as 1814 Formosa, Nashville, Tennessee 37208.

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Plan of record in Plat Book 21, page 80, said Register's Office for said County. County, Tennessee.**

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $ 0 /100.00
[
[
[Subscribed and sworn to before me this
[18th day of February, 2000.
[
[
[
[My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires November 24, 2001

Rodney J. Smith
Affiant

Notary Public

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, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is 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 herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 18th day of February, 2000..

Freddie J. McLean

Kanice Dee McLean

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 18th day of February, 2000, before me personally appeared Freddie J. McLean and wife, Kanice Dee McLean, to me known to be the person who executed the foregoing instrument and acknowledged that they executed the same as their act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of February, 2000.

NOTARY PUBLIC AT LARGE

My Commission Expires November 24, 2001

My Commission Expires _____

NOTARY PUBLIC