RECORD AND RETURN TO:
NASHVILLE ESCROW COMPANY
2209 CRESTMOOR ROAD, SUITE 220
NASHVILLE, TN 37215
(99-969)

WARRANTY DEED

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THIS INSTRUMENT WAS PREPARED BY

NASHVILLE ESCROW CO.
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

Instr:200003080023989 Page: 1 OF 2
REC'D FOR REC 03/08/2000 12:19:36PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $222.00

THIS INDENTURE, made and entered into as of the 22ND day of FEBRUARY, 20 00 **by and between**

FREDDIE J. MCLEAN, AND WIFE, and KANICE DEE MCLEAN ,

hereinafter referred to as Grantor, and

PERRY LEWIS, A SINGLE MAN, and DONNA CANFIELD, A SINGLE WOMAN, AS JOINT TENANTS ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

TRACT I: 1910 MANCHESTER AVENUE, MAP & PARCEL 69-16-169

LAND LYING IN THE 13TH, FORMERLY THE 23RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND DESCRIBED ACCORDING TO A SURVEY MADE BY J.R. WAUFORD & CO., SURVEYORS, FEBRUARY 28, 1953, AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST MARGIN OF MANCHESTER AVENUE, SOUTH 36 DEG. 30' WEST 285 FEET FROM THE INTERSECTION OF THE EAST MARGIN OF SAID AVENUE AND THE CENTER LINE OF THE HYDES FERRY PIKE; THENCE WITH THE EAST MARGIN OF SAID AVENUE, SOUTH 36 DEG. 30' WEST 30 FEET TO AN IRON PIN; THENCE SOUTH 53 DEG. 30' EAST 234 FEET TO AN IRON PIN; THENCE NORTH 36 DEG. 30' EAST 30 FEET, AND THENCE NORTH 53 DEG. 30' WEST 234 FEET TO THE BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO FREDDIE J. MCLEAN AND WIFE, KANICE DEE MCLEAN BY DEED DATED 6/16/92 FROM MARY HELEN SMITH PRESTON, ADMINISTRATRIX OF THE ESTATE OF LESLIE EVERETT SMITH, DECEASED OF RECORD 8654, PAGE 27 REGISTER'S OFFICE. AND BY DEED OF CORRECTION OF RECORD IN INSTRUMENT NO. simultaneously herewith **, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

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

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Freddie J McLean
FREDDIE J. MCLEAN

Kanice Dee McLean
KANICE DEE MCLEAN

INDIVIDUAL

STATE OF NORTH CAROLINA)
COUNTY OF Cumberland)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **FREDDIE J. MCLEAN, AND WIFE, and KANICE DEE MCLEAN** , the within named bargainors, 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, at office, this 23rd day of February, 2000.

Sheila C Baysden
Notary Public

Commission Expiration: June 18, 2000

SHEILA C. BAYSDEN NOTARY PUBLIC CUMBERLAND COUNTY, NC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$60,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Pamela Matheney
Affiant

Subscribed and sworn to before me this 22nd day of February 2000.

Notary Public

Commission Expiration: My Commission Expires 9/16/2001

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	PERRY LEWIS and DONNA CANFIELD 1910 MANCHESTER AVENUE NASHVILLE, TN 37218	1910 MANCHESTER AVENUE NASHVILLE, TN 37218 MAP PARCEL NUMBER 069-16-O-169.00