# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,500.00

X Freddie McLean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 2002

Notary Public

MY COMMISSION EXPIRES: 7/26/03
(AFFIX SEAL)

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires July 26, 2003

Davidson County DEEDWARR
Recvd: 06/28/02 16:11 3pgs
Fees:18.00 Taxes:175.75

20020628-0078552

**THIS INSTRUMENT WAS PREPARED BY**
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Leon Buggs | New Owner | MAP 082-07-0 |
| (NAME) | (NAME) | |
| 209 Macfie Drive | | PARCEL 180.00 |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Freddie McLean and wife, Kanice McLean

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leon Buggs and wife, Carolyn Buggs

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved ( )
This is improved ( X ) property, known as 1225 Stockell Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness our hand s this 28th day of June, 2002

X Freddie McLean
Freddie McLean

X Kanice McLean
Kanice McLean

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 Freddie McLean and wife, Kanice McLean

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 at Nashville, Tennessee, this 28th day of June, 2002.

Commission expires 7/26/03

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon My Commission Expires July 26, 2003 to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

**EXHIBIT A**

Land in Davidson County, Tennessee, being the northerly 46.5 feet of Lot No. 36 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Plat Book 332, page 40, Register's Office for Davidson County, Tennessee. Said part of Lot No. 136 fronts 46.5 feet on the easterly side of Stockell Street and runs back between parallel lines with the southerly margin of Douglas Avenue, 170 feet to an alley.

Being the same property conveyed to Freddie McLean and wife, Kanice McLean by Trustee's Deed from Robert J. Notestine, III, Trustee, of record in Instrument No. 20010607-0059961, said Register's Office.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM is that portion of the property conveyed to Metropolitan Government by deed from Larry Gooch, Jr. and wife, Christine L. Gooch, of record in Book 8206, page 65, said Register's Office, described as follows:

Land in Davidson County, Tennessee, being part of the northerly 46.5 feet of Lot No. 136, on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Plat Book 332, page 40, Register's Office for said County.

Right-of-Way: Beginning at a point on the north boundary of Parcel 361 of Map 71-15 and at approximate Station 11-76.22 of Project 86-R-5, Douglas Avenue; thence with a curve having a central angle of 90 degrees 10' 21" and a radius of 20.00 feet, 31.48 feet to the right-of-way of Stockell Street; thence with said right-of-way N. 5 degrees 44' 30" E. 20.06 feet to a point on the right-of-way of Douglas Avenue; thence with said right-of-way S. degrees 84 05' 08" E. 20.06 feet to the point of beginning, containing 86.45 square feet.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.