Davidson County DEEDWARR
Recvd: 06/08/07 14:27 2 pgs
Fees:13.00 Taxes:268.25

20070608-0069047

246

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
William A. Smith, Kimberly Ann Smith, William P. Smith, William Zirri	New Owner	Map/Parcel
2820 Hydes Ferry Road		82-03-343.00
Nashville, TN 37218		07-05-12995

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

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, **Freddie J. McLean, a married person,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **William A. Smith, Kimberly Ann Smith, William P. Smith, and William Zirri,** (The "Grantees"), their heirs and assigns, a 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 85, Sparpe & Horns' 1st Addition to North East Nashville Subdivision, as shown on plat of record in Plat Book 57, page 152, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Freddie J. McLean, a married person, by Cash Deed for Tennessee from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., recorded on the 7th day of January, 1992, in Book 8523, page 276, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. All matters as shown on Plat in Plat Book 57, page 152, Register's Office for Davidson County, Tennessee.
2. 2007 property taxes not yet due and payable, which have been prorated, the payment of which is assumed by Grantee.

This is improved property commonly known as: 1016 Stainback Street, Nashville, TN 37227

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $72,500.00

Affiant

Subscribed and sworn to before me this 5th day of May, 2007

My Commission Expires: My Commission Expires 02/26/2011

Notary Public

VICKY W. MCMILLEN
NOTARY PUBLIC
STATE OF TENNESSEE
DICKSON COUNTY

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 Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 6th day of June, 2007.

By: Freddie J. McLean
Freddie J. McLean

State of North Carolina
County of Cumberland

Personally appeared before me, a Notary Public for the State and County aforesaid, **Freddie J. McLean,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and executed the foregoing Instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of June, 2007.

PATTY FOSTER NOTARY PUBLIC CUMBERLAND COUNTY, N.C.

Notary Public

My commission expires: 4-11-2011