2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Janet K. LeCornu 2711 Sunset Place Nashville, TN. 37212	First Tennessee Bank P.O. Box 474 Memphis, TN. 38101	MAP 104-15 PARCEL 99 24W-9860

WARRANTY DEED

BOOK 6434 PAGE 11

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

RUBY H. SANDEFUR, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JANEK K. LeCORNU and husband MARK A. LeCORNU

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being the westerly one-half of Lot No. 16 on the map of Sunset Park Subdivision, of record in Book 332, page 132, Register's Office for said County.

SAID part of Lot No. 16 fronts 50 feet on the southerly margin of Sunset Place, formerly B Street, and extends back between parallel lines 160.5 feet to a dead line.

BEING the same property conveyed to H. R. Sandefur and wife, Ruby H. Sandefur by deed from Allen Dobson and wife, Martha Ballard Dobson of record in Book 1077, page 222, said Register's Office. H. R. Sandefur has since died.

I 6 6 0 0 2

T IDENTIF. REFERENCE

NOV 27 2 33 PM '84

FELIX ... REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 2711 Sunset Place, Nashville, TN. 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 20th day of November, 1984.

Ruby H. Sandefur

Ruby H. Sandefur

STATE OF TENNESSEE
COUNTY OF Davidson

On this 20th day of November, 19 84, before me personally appeared Ruby H. Sandefur

Donna Lewis Brown, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

NOTARY PUBLIC

My Commission Expires: 1-19-86

Donna Lewis Brown
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6434 PAGE 12

The actual consideration or value, whichever is greater, for this transfer is $ 69,900.00.

_____
Affiant

Subscribed and sworn to before me, this the 20th day of November, 1984

My Commission Expires: 10-24-88

_____
Notary Public

WARRANTY DEED

from:

RUBY H. SANDEFUR, unmarried

to:

JANET K. LeCORNU and husband,
MARK A. LeCORNU

Return to:

cg

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

RECEIVED FOR RECORD
1984 DEC 24 PM 12:27
CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6434 PAGE 13

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

69900.00- CAMT.
181.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 188.24-
0172A 11/27/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-66002

IDENTIF. REFERENCE

Nov 27 2 33 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0088136